

MINUTES OF REGULAR BOARD MEETING

Association: Lulu City Owners Association, Inc.

Date: Thursday, September 17, 2009, 3:30 p.m.

Location: Full Circle HOA Management, 560 Mountain Village Blvd,
Ste. 102B, Mountain Village, CO

Directors Present: Jan Davy, Peter McGinty (President), Mike Pippin, Michael McAllister (Secretary), Dave Murphy (Treasurer), Kit Collins

Others Present: Michelle Aplin (Full Circle), Dan Witkowski (Full Circle), Diane Wolfson (Full Circle), Lana Pippin

Meeting called to order 3:36 p.m. M ST.

Determination of a quorum, yes 5 of 7 directors.

Motion by Peter McGinty, second by Jan Davy, to approve the minutes of the July 23, 2009, board meeting. *Motion passed by unanimous vote.*

Manager's Report by Dan Witkowski.

- Pool cover
- Pool closing date – end of month
- Concrete spalling – notified contractor that applied snow melt product and its insurer
- Possible aggregate coating and other concrete coating products
- Valentina Lert remodel
- Trees replacement on Pacific Street
- Jennifer Hayes Unit – tenants collection of items on deck
- Kit Collins playing loud music

Motion by Mike second by Jan – to authorize Dan Witkowski to implement Harold Wondsel's suggestion to purchase pool cover for no more than \$500.

Dave Murphy joined the meeting at 3:53 p.m.

Michael McAllister joined the meeting at 3:56 p.m.

Kit Collins presented his arrangement/agreement with Peak Property and raised a \$550 issue for staining decks.

Kit Collins left meeting at 4:02 p.m.

Task list review.

Discussion of Owl Meadows/Flora case.

- Michael read his written statement
- Full Circle to proceed to file county court complaint

Diane Wolfson joined the meeting at 4:30 p.m.

Motion by Peter McGinty, second by Mike McAllister that the association will pay the outstanding balance to Peak Property. *Motion passed by unanimous vote.*

Discussion of dispute by Barbara Hunt concerning outstanding invoice for time to shutoff water for work in her unit.

Motion by Mike Pippin, second by Dave Murphy, that the Lulu City declaration Section 13H provides authority for the invoice and that Barbara Hunt needs to pay the invoice. *Motion passed by unanimously vote.*

Motion by Mike Pippin, second by Dave Murphy, to waive interest accrued to date on the outstanding invoice to Barbara Hunt. *Motion passed by unanimous vote.*

Discussion on pool rules and regulations with Diane Wolfson.

Consensus to amend regulations to require notification of more than 7 guests and a maximum of 15 guests per unit, to make sure there is provision for fines for pool regulation violations, and to add provision for common element utilities to the construction rules. Diane Wolfson will circulate a draft of the Restated Rules and Regulations to the board.

Motion by Mike Pippin, second by Jan Davy, to authorize Peter McGinty to authorize the final revised Restated Rules and Regulations without further Board vote. *Motion passed by unanimous vote.*

The next board meeting is scheduled for Saturday, October 24, 2009, at 10:00 a.m. at Lulu City, Unit #5G.

Meeting adjourned at 5:23p.m. MST.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS AT ITS MEETING HELD OCTOBER 24, 2009.

Signed: /s/ Michelle Aplin, Manager
October 28, 2009