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### CORRECTIONS TO LULU BOARD MINUTES 11/10/15

Our HOA manager Full Circle was not allowed to attend meeting, thus be present to record the minutes of the meeting, which is part of the manager's duties under management contract. Full Circle has done a very good & detailed job of recording the minutes in the past.

Following the approval of the last board meeting minutes.  
Kelly McGinty listed the companies the board would be voting on.

At that point, Board Vice President Mike Pippin brought to the board's attention that many of the companies the board was to vote on were not qualified because they did not have the necessary State condo manager's license or the necessary three types of insurance.

Kelly McGinty interrupted Mike Pippin three times saying that he had limited time to talk, as if she had the authority to limit speech during the meeting (In the absence of Full Circle who generally runs the board meetings, the president, Mike Zutler should have been in charge of running the meeting.

Mike Pippin then made a motion to adjourn the meeting until a list of qualified companies could be obtained, and it was 2<sup>nd</sup> by Mike Zutler.

In their frenzy to elect a company that was not qualified (State of Colorado licensed, and insured) the motion was ignored by 5 attending board members Kelly McGinty Jan Davy (treasurer), Nicki Bergstrom-Noel (secretary), Dan Peterson, and Patrick Gilhool until the end of the meeting.

By this time McGinty proceeded to state and coerce board members Jan Davy, Nicki Bergstrom-Noel, and Dan Peterson that the company she wanted to elect PG Caretaking LLC (owned by Board member Patrick Gilhool) could very easily and quickly get the license and already had insurance (both statements were untrue) thus an unqualified company (PG Caretaking LLC) owned by Patrick Gilhool was elected. Voting in favor Kelly McGinty, Jan Davy, Nicki Bergstrom-Noel, and Dan Peterson. Voting against, Mike Pippin (VP) and Mike Zutler (Pres) with director Gilhool conflicted out of the vote, since he owned PG Caretaking LLC.

#### **This needs to be added to "Vote on maintenance section":**

Termination Letter to Full Circle was not to be sent until Dec 1<sup>st</sup> 2015 so that elected company (PG Caretaking LLC) could provide proper proof of insurance and the required State of Colorado Licensing before existing company Full circle was terminated.

Comment period for proposed management companies for maintenance and administrative/accounting

Neal Elinoff gave presentation on his company