

## DRAFT MINUTES OF ANNUAL OWNER MEETING

Association	Lulu City Condominium Association Inc.
Date	Saturday, December 6, 2014
Location	Wilkinson Public Library Conference Room
Owners Present via Proxy	Anthony Vinter (proxy to Mike Rich), Joe Meisel (proxy to Mike Rich), Andrea Booth (proxy to Mike Rich), Lizard Head Realty- John Hemphill (proxy to Jan Davy), David & Mike Zutler (proxy to Mike Pippin), George Norcross (proxy to Jan Davy), Patrick Cargill (proxy to Jan Davy), Kenneth Bland (proxy to Jan Davy), Leslie Rooks (proxy to Christine Roth)
Owners Present	Mike Rich, Barbara Nazari, Nicki Bergstrom Noel, Dan Peterson, Jan Davy, Kelly McGinty, Thomas Emilson, Gerald & Mary Gilhool, Chris & Mary Koprowski, Mike & Lana Pippin, Christine Roth, Patrick & Margo Gilhool
Others Present	Dan Witkowski (Full Circle), Hilary Swenson (Full Circle)

Meeting called to order at 10:16 a.m. MST.

Roll Call. Determination that a quorum of 20 of 39 units is present.

Proof of notice. No objections to notice.

Motion by Jan Davy, second by Thomas Emilson to approve the December 14, 2013 owner meeting minutes. Motion passes by unanimous vote.

Managers Report by Dan Witkowski

- New snow removal contractor
- Used a new landscaper this past summer with good results
- Bldg 3, 4 hallways painted
- Continue to research new hot tub options
- Bldg 3 deck structure and timer painting project summary
- Installation of parking bollards discussion
- Reconfigured trash, recycling, bikes to open up a parking space

Thomas Emilson led discussion regarding his unit's deck replacement and structure columns bases decaying. The project timeline includes completing drawing within the next few months. Mary Koprowski added that this is their 2<sup>nd</sup> deck replacement since 2001, and would like to look at using a non wood material for the deck replacement. Thomas suggested using steel for the columns and synthetic decking material.

Mary Gilhool added that a general improvement to add insulation under the buildings would benefit all units.

Discussion regarding parking.

Budget Discussion led by Hilary Swenson.

Motion by Dan Peterson, second by Kelly McGinty to approve the 2015 Proposed Budget. All in favor except Unit 6O, Christine Roth/Leslie Rooks. Motion passes.

Nominees for the Board of Directors are Nicki Bergstrom Noel, Kelly McGinty, Jan Davy, Mike Pippin, Mike Rich, Pat Gilhool, and Dan Peterson.

The following directors were elected by secret ballot counted by Full Circle: Nicki Bergstrom Noel, Kelly McGinty, Jan Davy, Mike Pippin, Mike Rich, Pat Gilhool, and Dan Peterson.

Meeting adjourned at 11:38 a.m. MST.

THE FOREGOING MINUTES WERE APPROVED BY THE OWNERS AT ITS MEETING HELD ON \_\_\_\_\_, 2014

Signed: \_\_\_\_\_