

## MINUTES OF REGULAR BOARD MEETING

Association: Lulu City Owner's Association

Date: Thursday, July 10, 2008

Location: Green room in the basement of Rebekah Hall, 113 W. Columbia, Telluride, CO 81435

Directors Present: Peter McGinty, Jan Davy, Mike Pippin, Kit Collins and Dave Murphy

Others Present: Julie Denny (Full Circle), Dan Witkowski (Full Circle), Kai Thomas (Full Circle), Kelly McGinty (Owner), Michael McAllister (Owner/Architect)

Meeting called to order at 4:08 p.m. MST.

Determination of a quorum (yes – 5 of 7 directors present).

Motion by Peter McGinty, second by Kit Collins, to approve the minutes of the June 5, 2008 meeting of the board of directors. *Motion passed by unanimous vote.*

Discussion of the Owl Meadows invoice payment.

Discussion of the Owl Meadows hot tub placement.

Kelly McGinty joined the meeting at 4:15 p.m.

Consensus to have Full Circle HOA to call Mark Krieger regarding the open invoice and obtain O&E report on his property from a title company.

Kelly McGinty left the meeting at 4:20 p.m.

Discussion of the remodel project.

Discussion of the entry gate signage.

Consensus to go ahead with the entry gate signage as presented.

Discussion of the pool gate operation.

Discussion of the parking under building #6 at entry. Consensus for Full Circle to send out an email blast to all owners to educate all owners regarding parking in front of the building #6 entry.

Discussion of budget remainder for project.

Discussion of the final remodel project items and related costs.

Discussion of the building #6 pool entrance key pad lock.

Discussion of the remodel maintenance reserve budget.

Discussion of the fall landscaping and building inspection budget.

Discussion of the remaining monies in the hard cost remodel budget.

Consensus for Michael McAllister to contact Mountain Builders regarding pricing exterior doors to common areas.

Management report by Full Circle.

Discussion of the landscaping maintenance contract.

Discussion of the dog program.

Discussion of bike parking.

Discussion of dryer vent issue.

Consensus for the Lulu City HOA to pay for the drywall repair for the hole that was made by Full Circle, and for Mountain Builders to correct the problem with the exterior dryer vents.

Discussion of the outdoor carpet for building 3, 4 and building #6 pool entrance.

Motion by Jan Davy, second by Kit Collins, to utilize the reserve fund for the carpet replacement on the exterior landings in building 3, 4 and building #6 pool entrance with the possibility to refund the reserve with unused remodel funds in the future. *Motion passed with unanimous vote.*

Discussion of the financial reports.

Next meeting is set for September 4, 2008, at 4:00 p.m.

Meeting adjourned at 6:06 p.m. MST.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS AT ITS MEETING HELD SEPTEMBER 4, 2008.

Signed:                      /s/Michelle Aplin, Manager  
July 20, 2009