

MINUTES OF REGULAR BOARD MEETING

Association: Lulu City Owner's Association, Inc.

Date: Wednesday, February 17, 2010

Location: Full Circle HOA Management
560 Mountain Village Blvd., 102B
Mountain Village, CO 81435
and via conference call

Directors Present: Jan Davy, Mike Pippin, Steve Turoff, Michael McAllister, Peter McGinty

Others Present: Dan Witkowski (Full Circle), Diane Wolfson (Full Circle)

Meeting called to order at approximately 4:05 p.m. MST.

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

Motion by Jan Davy, second by Michael McAllister, to approve the minutes of the January 14, 2010, board meeting. *Motion passed by unanimous vote.*

Presentation by Michael McAllister of application of Stephan Godevais, owner of Unit 3E, to purchase 85 sq. ft. of common area. The board took a straw poll to determine if board supports concept in application, which it did. Direction to Wolfson to call Godevais to explain the process and obligation for costs, and if he agrees to pay costs, then she will provide him a list of requirements on behalf of the association.

Discussion of Building #6 reserve fund assessments.

Discussion with Law Office of Diane Wolfson on Mahnke, Elinoff and Sanchez foreclosures.

Motion by Peter McGinty, second by Mike Pippin, to authorize the Law Office of Diane Wolfson to proceed with filing a foreclosure action against both Mahnke and Sanchez. *Motion passed unanimous.*

Motion by Michael McAllister, second Jan Davy, that the board communicate the pending foreclosure and costs to owners, including that there may be a budget shortfall for 2010. *Motion passed unanimous vote.*

Discussion regarding notice of violation of satellite dish installment by Unit 3D.

Michael McAllister left the meeting at 5:10 p.m.

Motion by Jan Davy, second by Mike Pippin, to prepare a satellite dish policy that applies to all of the association's buildings. *Motion passed by unanimous vote.*

Motion by Jan Davy, second by Steve Turoff, to notify Kit Collins and the Zutlers (assuming there were no prior approvals) that

- their satellite dishes are in violation of the association's declaration Section 10H;
- each must submit a proposal for their satellite dish that complies with the association's policy by March 15, 2010, or otherwise remove the satellite dishes at their own respective cost by March 15, 2010, and reimburse the association its cost of repairing the damage to common elements caused by the installation or removal of his satellite dish;
- if they fail to submit a proposal or remove the dish by the deadline, then the association will remove the dish and charge the owner the cost;
- the association reserves the right to require removal of their dishes if their proposal is denied.

Motion passed by unanimous vote.

Discussion regarding Collins/Koprowski complaint in small claims court. Direction to Full Circle to file the counterclaim against Collins for payment and prepare the file for trial on March 19, 2010. Peter McGinty, Mike Pippin and Diane Wolfson will be witness.

The next regular board meeting is scheduled for Thursday, April 1, 2010, at 4:00 p.m. MST.

Meeting adjourned at 5:40 p.m. MST.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS AT ITS MEETING HELD APRIL 1, 2010.

Signed: /s/Michelle Aplin, Manager
April 6, 2010