

## MINUTES OF REGULAR BOARD MEETING

Association: Lulu City Owner's Association, Inc.

Date: July 23, 2009

Location: Full Circle HOA Management, 560 Mountain Village Blvd.,  
#102B, Mountain Village, CO 81435

Directors Present: Peter McGinty (President), Jan Davy, Dave Murphy, Kit Collins,

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

Meeting called to order 3:35 p.m. MST

Determination of a quorum. Yes, 4 of 7 directors present.

Motion by Peter McGinty, second Jan Davey, to approve the minutes of the June 4, 2009 board meeting. *Motion passed by unanimous vote.*

Managers Report by Dan Witkowski.

Discussion of hot tub and pool issues

- Spider webs
- Pool maintenance
- New pump motor needed for hot tub
- New hot tub cover needed/security of cover

Discussion of damages by Four Seasons – to sidewalk/dead tree issue.

Discussion of Larry Scanlon – Telluride Landscapes.

Discussion of dead evergreen by Building #3 – Kit Collins to pay for replacement.

Discussion of Gutters – Gutter bent by entrance of garage. Peter McGinty may pick up repair costs.

Discussion of parking lot repair possibilities.

Discussion of trees on West Pacific.

Discussion of deadbolt for door and combos.

Discussion of painting coping around pool – possibly change to a charcoal grey.

Discussion of Building #6 hallways & lighting.

Discussion of Mark Kriger invoices, which were paid.

Discussion with Diane Wolfson regarding small claims case against Owl Meadows – waiting on Mike McAllister for written statement. Michelle Aplin to file small claims case.

Discussion of pool policies, rules, regulations – signage.

Discussion regarding invoices to Brian Werner for costs related to his pool party.

Discussion of fees to Brian Werner – pool cleanup and gate repair.

Discussion of services provided by Full Circle HOA Management – emergency vs. security.

Discussion of changing pool gate codes.

Discussion of smoking outside of buildings.

Discussion of “Trucks/Small Vehicles Only” signage in garage.

Discussion of “No Parking – Snow Storage Area” signage.

Discussion for new tags for Building #6.

Discussion of plumbing costs to Barbara Hunt – Peter McGinty to contact Barbara Hunt.

Discussion of manual for seasonal maintenance procedures.

Discussion on procedure to track special assessments and duties of HOA to return unused assessments.

Discussion of Kit Collins/Koprowski payment of invoice to Peak Property Management.

Motion by Dave Murphy, second by Peter McGinty, to table discussion of payment of invoice to Peak Property Management until conversations are had through email with all board members. Decision to be discussed at next board meeting. *Motion passed by unanimous vote.*

Next board meeting scheduled for September 17, 2009, at 3:30 p.m.

Meeting adjourned by Peter McGinty at 5:24 p.m. MST.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS AT ITS MEETING HELD SEPTEMBER 18, 2009.

Signed:                      /s/Michelle Aplin, Manager  
September 18, 2009