

MINUTES OF REGULAR BOARD MEETING

Association: Lulu City Condominium Association

Date: Thursday, March 6, 2008

Location: The Winter Crown Building, 2nd Floor Conference Room
Telluride, Colorado 81435

Directors Present: Peter McGinty, Jennifer Hayes, Kit Collins and Jennifer Ward

Others Present: Michael McAllister (Owner/Architect), Brian Werner (Owner), Dan Witowski (Full Circle), Julie Denny (Full Circle), and Elizabeth Angstadt (Full Circle)

The meeting was called to order by Peter McGinty at 4:12 p.m. Proof of Notice was acknowledged and a Quorum was determined with 4 of 7 board members present.

Motion by Jen Hayes, second by Kit Collins, to approve the February 13, 2008 Board Minutes.
Motion was passed by unanimous vote.

Architect M. McAllister addressed the punch list on the remodel project and presented an update on landscaping plans.

- Email to be prepared by Full Circle and sent to all owners requesting input on punch list; draft to be sent & reviewed by J. Hayes first.
- Town of Telluride will donate \$10K towards demolition, removal of trees & planter boxes on Pacific St side of property and donating boulders for landscaping.
- Drainage issues will be mitigated through changes in landscaping.
- Sump Pump by hot tub and any standing water underneath pool to be researched by Full Circle.
- Design & cost of signs identifying buildings to be researched by McAllister.

At 4:45 pm Brian Werner (Owner Unit 6A) addressed the Board concerning his deed restricted unit, the effect of the special assessment for him and his request that the Board waive finance charges levied. Board Members indicated due to Lulu City's governing documents they were not in a position to accommodate his request.

M. McAllister left the meeting at 4:58 p.m.

Discussion concerning changing governing docs to accommodate unique circumstances associated with deed restricted units.

J. Hayes left meeting at 5:05 p.m. and rejoined at 5:06 p.m.

Board addressed Owner's continued violation of rules concerning personal belongings left in hallway and placement of bike. Discussed need for additional bike racks in more convenient locations.

Diane Wolfson was contacted concerning protocol for creating a “standard” exception for deed restricted units as it related to finance charges.

Diane Wolfson joined the meeting at 5:08 p.m. to address Board’s questions concerning changing Rules & Regulations for deed restricted units. Board directed D. Wolfson to review possibilities, ramifications and report back to Board.

Motion by Kit Collins, second by J. Hayes authorizing D. Wolfson to create Rules & Regulations language as it related to finance charges for deed restricted units to be presented at the next Board meeting. *Motion was passed by unanimous vote.*

D. Wolfson left meeting at 5:30 p.m.

B. Werner left meeting at 5:35 p.m.

Management Report was presented by Dan Witowski.

- Great strides being made in resolving Alarm System issues
- Keys for all units had been updated; Zutlers are an exception
- Satellite project does not appear to be cost effective; further research to be completed.
- The HOA Facilities management handbook is being worked on
- Spring Clean up was addressed. Letter to be circulated to Lulu City Owners regarding Town’s trash day.
- WiFi access was addressed and suggestion made to negotiate with cable company to obtain package deal discount

Peter McGinty queried Full Circle regarding whether Mt. Builders & Summit Roofing had met with them to turn over management of Building 6’s roof snow melt heating system.

J. Hayes left the meeting at 5:52 pm and returned at 5:54 pm.

Board discussed Building #6 garage ice issues and directed Full Circle to spread sand on parking garage floor.

Board discussed build up of snow between Building #6 and the Owl Meadows complex.

Board discussed expense of the recent roof snow removal by Mt. Builders and ground snow removal coordinated by Full Circle. Discussed whether next year’s budget was sufficient to cover cost of future snow removal. Consensus that a minimum of \$5K should be added to next year’s budget.

Board discussed the interior remodeling of hallways and ramifications of allowing owners of a specific building to complete the remodel at their own expense, and whether governing docs should be modified changing hallways from common area elements to a limited common area.

Board tabled voting on whether to present to all owners modifying governing docs changing responsibility of common area elements for all buildings to a limited common area by building.

Discussion of the satellite issue.

Peter McGinty discussed with Board members purchasing the area owned by the HOA in Building #5, which the Board will consider.

Board scheduled its next meeting at 4:00 p.m. Thursday, April 24, 2008.

Motion by Peter McGinty, second by Kit Collins to adjourn the meeting. *Motion was passed by unanimous vote*

Meeting was adjourned at 6:19 p.m.

THE FOREGOING MINUTES WERE APPROVED BY THE LULU CITY BOARD OF DIRECTORS AT ITS MEETING HELD APRIL 23, 2008.

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