

## MINUTES OF REGULAR BOARD MEETING

Association: Lulu City Owner's Association.

Date: Thursday, April 2, 2009

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

Directors Present: Peter McGinty, Mike Pippin, Kit Collins, Jan Davy, Michael  
McAllister

Others Present: Julie Denny (Full Circle), Dan Witkowski (Full Circle)

Meeting called to order at 3:39 p.m.

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

Motion by Peter McGinty, second by Jan Davy, to approve the minutes of the February 11, 2009 board meeting. *Motion passed by unanimous vote.*

Discussion of the Owl Meadows use of pool/hot tub facilities.

Michael McAllister joined the meeting at 3:47 p.m. MST.

Discussion of the Owl Meadows hot tub placement.

Discussion of the Telluride Lodge parking sign placement.

Discussion of the road next to Telluride Lodge and the public easement.

Discussion of the possibility of repairing the road next to the bldg 6 garage.

Discussion of the building 6 parking garage.

Discussion of the lender condo questionnaire.

Update on building 6 painting project by Dan Witkowski.

Discussion of the Maintenance manual.

Discussion of the Pool Gate.

Discussion of the Owl Meadows invoice and Eric Flora money owed.

Diane Wolfson joined the meeting at 4:41 p.m. MST.

Recommendation on the Settlement Agreement on the remaining Owl Meadows information.

Motion by Kit Collins, second by Jan Davy, to authorize Peter McGinty to sign a settlement agreement prepared by Diane Wolfson with Eric Flora for \$11,000 for a note and deed of trust on the remaining condos for sale at Owl Meadows. *Motion passed by unanimous vote.*

Discussion of the Alfred Klinke matter.

Motion by Kit Collins, second by Peter McGinty, to proceed with the Law Office of Diane Wolfson sending the proposed letter to Alfred Kilnke and proceed with preparing the foreclosure, but waiting until April 15 to file. *Motion passed by unanimous vote.*

Next meeting is scheduled for Thursday, June 4, 2009 at 3:30 p.m. MST.

Meeting adjourned at 5:14 p.m. MST.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS AT ITS MEETING HELD JUNE 4, 2009.

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