

MINUTES OF BOARD MEETING

Association Lulu City Condominiums

Date October 2, 2012

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

Directors Present Jan Davy, Mike Pippin, Mike Rich, Peter McGinty, Jen Hayes,
Dave Murphy, Michael McAllister

Others Present Diane Wolfson, Dan Witkowski

Meeting called to order at 4:00 p.m. MT.

Roll call. Proof of notice. No objections to notice.

Determination that a quorum of directors is present.

Motion by Jen Hayes, second by Jan Davy, to approve draft minutes from March 9, 2012, and March 15, 2012. *Motion passed by unanimous vote.*

Direction to Full Circle to remove non-HOA grills from pool area and put in storage for owners to claim, and to contact Bill Ward about brewing in parking lot being a violation.

Review task list, including update on Elinoff bankruptcy proceedings and upcoming November 1, 2012, hearing in Denver.

Discuss alarm system proposal: deprogramming about 90 bedroom smoke detectors from the monitored system, yet keeping them in place and operational as stand-alone detectors. Direction to Full Circle to proceed with plan.

Report on parking straw poll; about even for options 1 and 3.

Motion by Jen Hayes, second by Mike Rich to direct Full Circle to send a letter to all owners stating that:

- Full Circle will continue to enforce the 1 car per unit undesignated parking policy and do enforcement during peak periods
- Owners have the right to number their spots and to enforce parking in their designated LCE parking spot, including installation of a bollard

- Full Circle will provide information on parking spot locations on request

Motion approved by all directors except Peter McGinty voted against.

Dog enforcement update by Dan Witkowski.

Peter McGinty left the meeting.

Motion by Mike Pippin, second by Jan Davy, to direct Full Circle to distribute a mail ballot to the owners to amend the declaration to add transfer fee. *Motion passed by unanimous vote.*

Motion by Mike Rich, Jan Davy, to designate up to \$2,000 for pool furniture to be paid for from reserves in 2012, and authorize the board president to make a final decision. *Motion passed by unanimous vote.*

Motion by Jen Hayes, second by Jan Davy, to approve the proposed 2013 budget to go to an owner vote with the following changes:

Change cell 33F to \$6,500

Change cell 34F to \$2,500

Change cell 44F to zero

Motion passed unanimous vote.

Motion by Mike Pippin, second by Jen Hayes, to renew Full Circle contract for three years on the same terms with no management fee increases for 2013, and for 2014 and 2015, the higher of zero or CPI All Urban Index. *Motion passed by unanimous vote.*

Motion by Jen Hayes, second by Jan Davy, to adopt First Amendment to Responsible Governance Policies. *Motion passed by unanimous vote.*

Discuss about process by which payments are applied.

Consideration of flag policy.

Annual owners meeting scheduled for December 1, 2012, at 10:00 a.m. at the library.

Meeting adjourned at 6:30 p.m. MT.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS AT ITS MEETING HELD ON December 1, 2012.

Signed: /s/ Diane Wolfson, manager