

MINUTES OF REGULAR BOARD MEETING

Association: Lulu City Owner's Association.

Date: Wednesday, January 9, 2008

Location: Wilkinson Public Library, 100 W. Pacific Street, Large Meeting Room, Telluride, CO 81435

Directors Present: Mike Pippin, Kit Collins, Jen Hayes, Jan Davy, Dave Murphy, Peter McGinty

Others Present: Mary Koprowski (owner), Julie Denny (Full Circle), Mark Krieger (owner), Brian Werner (owner), Dan Witkowski (Full Circle), Martin Doles (Full Circle), Robert Korn (owner representative), Lana Pippin (Owner)

Meeting called to order at 4:11 p.m.

Determination of a quorum (yes – 4 of 7 directors present).

Discussion of Mark Krieger's request to waive penalty interest on the account.

Presentation by Robert Korn, attorney for Mark Krieger.

Motion by Kit Collins, second by Jen Hayes, for Diane Wolfson and Robert Korn to work together to resolve the issue. *Motion passed by unanimous vote.*

Mark Kriger and Robert Korn left the meeting at 4:33p.m.

Lana Pippin arrived at 4:37 p.m.

Motion by Jen Hayes, Second by Mike Pippin, to approve the minutes of the November 15, 2007 meeting. *Motion passed by unanimous vote.*

Request by Brian Werner for a dedicated parking space for EMT purposes.

Motion by Jen Hayes, second by Kit Collins, to assign a temporary dedicated parking space until June 2008 for Brian Werner's vehicle in the space closest to the northwest entrance to the garage for the purpose of Emergency Medical Technician with Brian Werner responsible for posting a professional sign at that space. *Motion passed by unanimous vote.*

Brian Werner left the meeting at 4:45 p.m.

Discussion of the proposed revised rules and regulations.

Motion by Jen Hayes, second by Mike Pippin, to approve the revised rules and regulations with the addition of authorization to immediately tow any vehicle parked in a no parking area. *Motion passed by unanimous vote.*

Management report by Dan Witkowski:

1. *Alarm update* – pursuing the prospect of another security company in addition to working with Masters Security to improve communication and responsiveness. Our goal is to increase their level of communication to isolate redundancies.
2. *Parking* – on a good track
3. *Garage entry height indicator* – proposal by Full Circle to install an inhibitor to reduce the damage to the roof of the garage.
4. *Update on locking the Hot Tub* – Full Circle has been monitoring the hot tub and has a solution for locking with chains.

New business – discussion of second owner notice of violation for Brian Werner.

Discussion regarding ice issue to the entrance of Building # 5.

Peter arrived at the meeting at 5:29 p.m.

Mary Koprowski discussed the accounting issues and will meet with Full Circle this week to clear up any discrepancies, if any.

Mary Koprowski left the meeting at 5:33 p.m.

Update on the remodel by Peter McGinty that we are on budget and on the final stretch and an upcoming meeting.

Motion by Kit Collins, second by Mike Pippin, to keep officers same as in 2007. *Motion passed by unanimous vote.*

Michael McAllister joined the meeting at 5:48 p.m.

Discussion of the remodel of the interior stairwells of Buildings 3 & 4.

Michael McAllister left the meeting at 5:56 p.m.

Direction for Full Circle to work with Mike McAllister to write to the letter to Daniel Murray regarding the Owl Meadows Hot tub.

Meeting adjourned at 6:15 p.m.

Next meeting is scheduled for Wednesday February 13, 2008, at 4:00 p.m.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD OF
DIRECTORS AT ITS MEETING HELD FEBRUARY 13, 2008.

Signed: /s/Michelle Aplin, Manager
July 21, 2009