

MINUTES OF BOARD MEETING

Association: Lulu City Owners Association, Inc.

Date: Thursday, March 15, 2012

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

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

Others Present: Diane Wolfson and Dan Witkowski

Meeting called to order at 10:05 a.m. MT.

Roll call, proof of notice, determination that a quorum is present.

Call to Order, Roll Call, Determination of Quorum, and Waiver of Notice

Motion by Jen Hayes, second Mike Rich, to approve minutes from board meeting held December 3, 2011. *Motion passed unanimous vote.*

Dan Witkowski presented the Facilities Manager's Report.

Discussion of alarm system.

- Dan investigated whether there are other comparable alarm systems locally, and there are not.
- Code compliance requires staying with a monitored system.
- Fire marshal will allow Lulu City to eliminate smoke detectors in bedrooms, but not heat detectors in kitchens, so long as owners are required to have smoke detectors in their bedrooms. This means the transmitters in each unit would have to stay as part of the system.
- Direction to Full Circle to prepare an owner letter notifying unit owners they are required to either install their own bedroom smoke detectors or have Full Circle install, and letter will give a date for installation and disconnection from system. Letter to include pricing information. Letter will also advise units near gas fired appliances to have CO detectors/alarms, which are required by law for short term rentals.
- Dan is still investigating hard-wiring sirens in units.

Discussion concerning Building 6 venting.

- Full Circle discovered during 6L remodel that bathroom vents in vaulted space had been disconnected and roofed over during remodel.
- The vent penetration at the roof served more than one unit, so is a common element.
- Full Circle directed to notify Mountain Builders of venting issue and ask them to inspect with Dan and then report back to board.
- Dan will also investigate whether can vent to sidewall.

Discussion of enforcement issues.

Full Circle will post No Smoking signs.

Full Circle will send a letter to owners reminding them of the HOA's dog policies, including a request that owners to share with tenants.

Full Circle will send notices of violation to units with dog violations and Unit 5H burning propane and working out of garage.

Direction to Full Circle to prepare an owner letter and poll describing the parking issues and range of solutions.

Motion by Michael McAllister, second by Mike Rich, to direct Full Circle to send letter to owners in Building 5 stating that they may not park cars in the building 6 garage and that the Board of Directors will be enforcing this rule.

Motion passed by unanimous vote.

Meeting adjourned 11:37 a.m. MST.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS AT ITS MEETING HELD ON October 2, 2012.

Signed: /s/ Diane Wolfson, manager