

## MINUTES OF BOARD MEETING

Association                Lulu City Condominiums

Date                        Thursday, September 25, 2014

Location                  Full Circle HOA Conference Room & Conference Call

Directors Present        Jan Davy, Mike Rich, Mike Pippin, Mike Walker

Others Present          Hilary Swenson (Full Circle), Dan Witkowski (Full Circle)

Meeting called to order at 2:10 p.m. MDT

Roll Call. Determination that a quorum of directors is present.

Proof of notice. No objections to notice.

Motion by Jan Davy, second by Mike Walker, to approve the July 25, 2014 board meeting minutes. *Motion passed by unanimous vote.*

Building 3 deck repair/replacement – Dan led discussion regarding the bldg. #3 deck repair/replacement project update. The board directed Dan to send his draft email to the owners that are involved with the project.

Radon Testing – An owner has brought up the issue if the association should conduct radon testing. The association does not currently conduct radon testing. No owners have come to the board with results of a radon test. The board would like to suggest that owners test their units if concerned. If the board receives information that there is a high level of radon then the board will re-visit the issue.

Bikes – Dan would like to tag bikes with a date asking for a response from bike owners before removing bikes.

Motion by Mike Walker, Second by Mike Rich for Dan to send an e-mail to owners and tag bikes with a date and asking the bike owners to contact Full Circle within 90 days. If Full Circle does not receive a response within 90 days of tagging the bikes then Full Circle will remove the bikes. *Motion passed unanimously.*

Pool/Hot Tub Trespassing Case – The current case of trespassing on the Lulu City hot tub has been closed because the case was weak due to lack of witness and the defendants were reasonable and said that they had permission from a short term renter. Jan has presented information to the BOD regarding being able to create a strong case in the future to charge trespassers by providing a Trespass Enforcement Authorization

Agreement with the Marshall's office. The board also directed Full Circle to replace the current sign with a new one that includes "violators will be prosecuted".

Pool Use/Swim Lessons – Full Circle is concerned about the association's liability and pool regulations which are affected by the pool being public or private or semi-public. Full Circle has only done a minimal investigation of this issue and how it would affect the association. The board would like to notify the unit owner or owners who may be attending the swim class to insure that the classes are private.

Building 5 Parking – Some of the building 5 units have used their garage for other uses than parking and are parking their cars in the area outside of the bldg. 5 garages. Full Circle does enforce parking rules if a car sits there all day or overnight. The board discussed an approach for stricter enforcement. The board has given direction to Full Circle to increase enforcement which could include posting a note on first offense, a sticker on second offense then issue a fine or boot on third offense. Dan suggested that if Full Circle witnesses that a car is left unattended, and then will proceed with an enforcement plan.

Motion by Mike Walker and second by Mike Pippin to authorize Jan to approve a parking enforcement plan that Dan will finalize using the above mentioned suggestions from the board. The plan should include fines. *Motion passes unanimously.*

The next board meeting will be scheduled for Thursday, October 30, 2014 at 2:00 p.m. MDT to discuss the 2015 Budget.

Meeting adjourned at 3:02 p.m. MDT

THE FORGOING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS  
AT THEIR MEETING HELD ON October 30, 2014.

Signed: /s/ Hilary Swenson  
Manager