

MINUTES OF BOARD MEETING

Association Lulu City Condominium Association Inc.

Date Tuesday, August 11, 2015

Location Full Circle HOA Management Conference Room and via
Conference Call

Directors Present Kelly McGinty, Dan Peterson, Jan Davy, Mike Pippin,

Owners Present Mike Zutler

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

Meeting called to order at 10:04 a.m. MDT.

Roll Call. Determination that a quorum of 4 of 7 directors is present.

Proof of notice. No objections to notice.

Motion by Jan Davy, second by Mike Pippin, to approve the April 23, 2015 board meeting minutes. Motion passed by unanimous vote.

Nicki Bergstrom Noel joined the meeting at 10:06 a.m. MDT.

Motion by Kelly McGinty, second by Nicki Bergstrom Noel, to appoint Mike Zutler to the board to fill the empty seat left by Mike Rich's resignation. Motion passed by unanimous vote.

Kelly nominates Mike Zutler to serve as board president. Discussion among board members. Mike Zutler accepts the nomination.

Motion by Nicki Bergstrom, second by Kelly McGinty to elect the following officers. Motion passed by unanimous vote.

President – Mike Zutler
Vice President – Mike Pippin
Secretary – Nicki Bergstrom Noel
Treasurer – Jan Davy

Managers' Report:

- Q2 2015 financial summary led by Hilary Swenson. Dan Witkowski updated the board regarding budgeted maintenance expenses for the rest of the year. Discussion regarding optional budget expenses.

- Window Washing: Forgo window washing this year, send e-mail notification to ownership.

- Fire Alarm Inspection: Will be able to schedule the next fire alarm inspection for late 2015 or 2016 depending on schedules.

Motion by Nicki Bergstrom Noel, second by Kelly McGinty to defer window washing and fire alarm inspection to next year. Motion passed by unanimous vote.

- Backflow Replacement: Expected to be approximately \$1,000.

Motion by Kelly McGinty, second by Mike Zutler, to pay for the backflow replacement expense from the reserve fund. All in favor except for opposed by Mike Pippin, motion passes.

- Facilities update from Dan Witkowski. Dan sent email to Board 8/10 to summarize potential projects.

- Hot Tub: Direction from board to stop preliminary work on hot tub replacement. Direction from board to test product called “Marine Goop” on cracks in tub.
- Pool Temperature: Nicki and Kelly stated that the pool currently is too cold, would like the pool kept at 87 degrees. Currently is 84 degrees. Direction to keep the pool at 87 degrees.

Motion by Kelly McGinty, second by Nicki Bergstrom Noel to keep the pool temperature at 87 degrees. All in favor except for opposed by Mike Pippin, motion passes.

- Pool Closing Date: Direction from board to close the pool and hot tub on Oct 1st. Open hot tub right before Thanksgiving.

- Full Circle report of June 2015 newsletter feedback from owners.

Q1: Pets - Most owners do not want to restrict long term renters from having pets.

Q2: Windows –Dan Peterson reported that he looked into warranty on his windows during his remodel project and found that no warranty will be honored by the window manufacturer. Direction from the board for Full Circle to compose an e-mail to all owners who responded “yes” to replacing their windows so that they can work together if they choose to do so.

Q3: Budget: Hilary to schedule budget analysis work session with owners who expressed interest in participating.

Q4: Building 6 insulation: Direction for Full Circle to email Nicki Bergstrom Noel the response results and contact info for all building 6 owners and the 2 owners in building 3 who are interested in insulating their floors.

Update from Dan Witkowski re Capital projects: Thomas Emilson has submitted drawings to Dan Witkowski recently regarding the columns and deck project. Drawings will go out for bid. The timber column, deck and painting projects will flow from that.

Pool Hot Tub Opening and Closing Services: The McGinty’s have agreed to sign a legal contract regarding the opening and closing services to include indemnification for their services and will continue to perform the service for \$10/day for the remainder of this year.

Next board meeting scheduled to focus on facilities projects for September 24th at 3:30 p.m.

Meeting adjourned at 11:31 a.m. MDT

THE FORGOING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS AT THEIR MEETING HELD ON _____, 2015.

Signed: _____