

## MINUTES OF REGULAR BOARD MEETING

Association: Lulu City Condominium Association, Inc.

Date: Wednesday, February 11, 2009

Location: Full Circle HOA Management, 560 Mountain Village Blvd, #102B  
Mountain Village, CO 81435

Directors Present: Peter McGinty, Jen Ward, Mike Pippin, Dave Murphy and Kit Collins

Others Present: Julie Denny (Full Circle), Dan Witkowski (Full Circle), Tom Anderson (owner), Sarah Felton (Resort Quest), Marcel Kop (San Miguel Building & Spa), Kelly McGinty (Owner), Diane Wolfson

Meeting called to order at 4:07 p.m. MST.

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

Discussion of the Unit 5C hearing.

Report of Dan Witkowski, Full Circle HOA Management.

Discussion of the leaks occurring leading to mold, and the mold being caused to the common space from unit 5C.

Discussion of the duration of the leak.

Discussion of the existing

Report from Resort quest that they have removed the shower from the unit and only leaving an existing tub. Resort quest said that they have made this repair on 1/22/09.

Discussion of San Miguel Building and Spa's repairs and the tendency of the whirlpool bath to leak Discussion of the sub floor and grout cracking.

Report of Tom Anderson that there were no issues before the shower was installed years ago.

Discussion of the possibility of the drainage into the fiberglass rather than the subfloor.

Comment by Tom Anderson that the tubs have an overflow drain that is well below the tub surface.

Discussion of the bi-annual maintenance inspection to prevent the caulking from cracking.

Discussion of a possible design solution to remove the tub, re-tile and install a new tub with counter flashing.

Comment by Kelly McGinty regarding the re-caulking and the maintenance schedule.

Discussion of the options available to the board of directors.

Statement by Peter McGinty regarding the solutions available.

Statement by Tom Anderson regarding his solutions available and the responsibility of the board of directors to enforce the bylaws and the rules of the community.

Resort Quest suggested that they perform a tub check after

Motion by Jen Ward, second by Kit Collins, to recommend to Mr. Anderson that he schedule a resort quest maintenance technician to perform check-out inspections after each guest, to provide copies of the inspection report to the HOA and for Full Circle HOA Management to perform an independent inspection in the fall of 2009, at which time the check-out inspections could cease, if no longer necessary. *Motion passed by vote of 4, Peter McGinty abstained.*

Tom Anderson, Sarah Felton and Marcel Kop left the meeting at 4:44 p.m. MST.

Motion by Kit Collins, second by Jen Ward, to approve the minutes of the December 6, 2008 meeting of the board of directors. *Motion passed by unanimous vote.*

Discussion of the building #6 parking garage.

Diane Wolfson joined the meeting at 4:46 p.m. MST.

Discussion of the parking challenges and the history of the building #6 parking garages.

Discussion of the ford truck situation.

Consensus for Full Circle HOA Management to ask the renter in question to move the truck in question to another space in the garage.

Discussion of the open invoice report.

Discussion of the options available to the board in the collection of the open invoices.

Discussion of the Owl Meadows open invoice.

Discussion of the Peak Property Management open invoice.

Consensus that the HOA will not pay the invoice for the work until Peak Property Management until they have provided the backup.

Discussion of the remaining remodel project funds.

Discussion of the possible paint colors for building 6.

Discussion of the common areas, baseboards and common doors in building #6.

Discussion of the replacement door numbers.

Conesus for Full Circle to go ahead with the remaining construction project including the painting hallways, common areas, stairwells, doors without the windows and trim and including the mechanical room repairs.

Motion by Kit Collins, second by mike Pippen, that Michael McAllister replace Jen Hayes' the position on the board of directors. Motion passed by unanimous vote.

Discussion of the 2008 estimated actual budget.

Discussion of noise in the units.

Meeting adjourned at 5:58 p.m. MST.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS AT ITS MEETING HELD APRIL 2, 2009.

Signed:                   /s/Michelle Aplin, Manager  
July 20, 2009