

MINUTES OF REGULAR BOARD MEETING

Association: Lulu City Owners Association, Inc.

Date: Tuesday, August 30, 2011

Location: Via Conference Call

Directors Present: Peter McGinty, Mike Rich, Mike Pippin, Steve Turoff

Others Present: David Zutler, Michael Zutler, Diane Wolfson

Meeting called to order at 4:35 p.m. M DT.

Roll call. Proof of notice.

Determination that a quorum of 4 of 6 directors are present.

Motion by Peter McGinty, second by Mike Pippin, to approve the minutes of board meetings held June 14 and August 16, 2011. *Motion passed by unanimous vote*

Hearing on foreclosure of Zutler Unit 5F.

David and Michael Zutler presented a proposal to the Board for consideration.

The Board entered executive session to discuss the Zutler proposal.

Motion by Mike Pippin, second by Peter McGinty, to authorize the Law Office of Diane Wolfson to negotiate a payment plan and accelerated remedy agreement with the Zutlers and report back to the board. *Motion passed by unanimous vote.*

Motion by Peter McGinty, second by Mike Pippin, to ratify the Telluride Lodge alley agreement signed by Peter McGinty. *Motion passed by unanimous vote.*

The next board meeting is scheduled for Monday, October 3, 2011, at 4:30 p.m.

Meeting adjourned at 5:34 p.m. MDT.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS AT ITS MEETING HELD October 3, 2011.

Signed: /s/ Diane Wolfson