

MINUTES OF REGULAR BOARD MEETING

Association: Lulu City Owners Association, Inc.

Date: Thursday, April 1, 2010, 4:00 p.m. DST

Location: Full Circle HOA Management
560 Mountain Village Blvd, Ste. 102B
Mountain Village, CO

Directors Present: Peter McGinty, Jan Davy, Mike Rich (by conference call),
Dave Murphy (by conference call), Michael McAllister (by
conference call)

Directors Absent: Mike Pippin, Steve Turoff

Others Present: Dan Witkowski (Full Circle), Diane Wolfson (Full Circle)

Meeting called to order at 4:05 p.m. DST.

Determination of a quorum, yes 5 of 7 directors.

Motion by Dave Murphy, second by Jan Davy, to approve the minutes of the February 17, 2010, board meeting with the additional statement that "Kit Collins did not appear at the meeting." *Motion passed by unanimous vote.*

Discussion of addition of stair rail outside Kit Collin's unit. McAllister asked around and is not aware of a second rail being there prior to construction. It is not required by code.

Motion by Peter McGinty, second by David Murphy, to contact Collins to ask him for documentation that the second railing existed prior to construction. *Motion passed by unanimous vote.*

Full Circle will be providing a proposal to the Board for painting the pool in the spring.

Discussion regarding adding pool furniture. Direction to Full Circle to work with Jan Davy the McGinty's to purchase deck furniture to add to existing loungers.

Michael McAllister joined the meeting at 4:22 DST.

Dan Witkowski reported on the poor condition of deck railings, which may have to be replaced at some point because they won't hold paint any longer. Full Circle will advise these owners that decks are limited common elements that the deck unit owner is responsible for maintaining.

Michael McAllister left meeting.

Motion by Dave Murphy, second by Peter McGinty, that the association will stop assessing for the Building #6 Boiler reserve fund assessment as of May 1, 2010. *Motion passed by unanimous vote.*

Report from Diane Wolfson on pending foreclosures.

Discussion regarding Kit Collin's satellite dish. It does comply with federal regulations because it is on the rail of the Collins deck, which is reserved for his exclusive use. Full Circle will send a letter to Collins advising he may not create any holes in the exterior siding of the building in connection with the satellite dish.

Discussion regarding Zutler satellite dish in Building #5.

Motion by Jan Davy, second by Peter McGinty, finding that the Zutler satellite dish complies with the Satellite Dish Regulations and hereby giving approval for it to remain in its current location subject to the following condition: If in fact the dish is not capable of supporting multiple units, then the Board reserves the right to require its removal. *Motion passed by unanimous vote.*

Report on Koprowski/Collins court proceedings.

Motion by Peter McGinty, second by Jan Davy, to approve of Modification of Owl Meadows agree to allow release of Unit 15 in exchange for payment of \$2,000 at closing of that Unit and to authorize Peter McGinty to execute any documents needed to effectuate these terms. *Motion passed by unanimous vote.*

Discussion of association newsletter.

Discussion regarding tenants in Jen Hayes' unit. Board asked Diane Wolfson to provide information on how CCIOA regulates flags and to summarize other use restrictions.

Next board meeting will be schedule for a date in July, 2010.

Meeting adjourned at 5:15 p.m. DST.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS AT ITS MEETING HELD July 30, 2010.

Signed: /s/ Diane Wolfson
Manager, Full Circle HOA