

## Minutes of Board Meeting

Association: WESTERMERE CONDOMINIUM OWNERS ASSOCIATION, INC.  
Date: November 8, 2004  
Location: Conference Call  
Type: Special Meeting  
Directors Present: Bruce Crown, President  
Gail Mahoney, Vice President  
Margie Francis, Secretary  
William Groner  
Rick Asbill by proxy appointing Bruce Crown  
Others Present: Ronny Crocker, owner  
Diane Wolfson  
Dan Witkowski  
Dawn Irelan  
Quorum: Yes, 5 of 5 directors

Meeting called to order by at approximately 10:00 a.m.

Report by Dan Witkowski and discussion regarding breezeway project. The board rejected the alternative solution and directed Witkowski to continue researching the preferred solution.

Discussion regarding the proposal by Full Circle HOA Management. The board requested that Full Circle provide its proposed contracts.

Discussion regarding the proposed 2005 budget with recommended changes.

The board set the annual owner meeting for Monday, December 6, 2004, at 9:30 a.m. mountain time, with a board meeting to follow. The meeting will be by conference call.

Meeting adjourned.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS AT ITS MEETING HELD December 6, 2004.

Signed: Diane Wolfson, manager  
Diane Wolfson