

Minutes of Board Meeting

Association: WESTERMERE CONDOMINIUM OWNERS ASSOCIATION, INC.
Date: October 13, 2005
Location: Conference Call
Type: Regular Meeting
Directors Present: Bruce Crown, Gail Mahoney, Margie Francis, William Groner, Rick Asbill
Others Present: Stephanie Warner, Diane Wolfson, Dan Witkowski
Quorum: Yes, 100% present

Meeting called to order at approximately 3:00 p.m. Mountain Time.

Proof of notice by Diane Wolfson, Manager

Motion by Gail Mohoney, seconded by Rick Asbill to approve the minutes of the May 5, 2005 board meeting. *Motion passed unanimously.*

Management report of Full Circle:

- Painting project complete and discussed.
- CO detection project complete and discussed. A letter to the Palmyra Manager will be sent by Full Circle regarding Palmyra's sensor malfunction.
- Electric Meter reimbursement complete.
- Fire suppression system discussed.
- Water meter discussed. Full Circle will research pressure reduction valves.
- Boiler discussed.
- Breezeway discussed and will be added to the Annual Owners Meeting agenda. Full Circle will research breezeway easement documents.
- Landscape project discussion. Metro pruning ability discussed.

3:55 p.m. Ray Blaesing from Elevation Vacations joined the meeting.

SB100 Compliance Report by Diane Wolfson.

Discussion of Responsible Governance Policy. Bruce Crown and Bill Groner will review the proposed governance documents with Diane Wolfson and will send the documents to the board.

Elevation Vacations application discussion.

- XM satellite antenna/receiver discussed.
- Cellular phone booster discussed.
- Condenser location discussed.
- Gas supply interruption to units discussed.

Motion by Gail Mohoney, seconded by Bill Groner to approve the following work for Unit 102 with the following conditions.

- Unit 102 can locate the proposed condenser under the shed roof where the unused air handler is currently located with additional screening installed at the expense of Unit 102 as approved in advance by Full Circle. Full Circle will remove the unused air handler.
- Unit 102 will advise Full Circle whether it wants to connect to existing gas and hot water. Unit 102 can connect to existing water, gas and sewer, but this work -- including building utility shutoffs -- must be coordinated with Full Circle and Unit 102 must pay for Full Circle's time.
- Unit 102 can install the proposed venting, exhaust and fresh air returns.
- All improvements must be per building code.

Motion passed unanimously.

Ray Blaesing left the meeting at 5:00 p.m.

Proposed changes to the Declaration discussed.

Motion by Bruce Crown, seconded by Rick Asbill to delete section 9.2 of the Declaration, which provides for separate residential and commercial budgets. *Motion passed unanimously.*

Financial reviews and proposal to allocate painting costs discussed.

Proposed 2006 Budget discussed.

Motion by Bruce Crown, seconded by Gail Mohoney to recommend approval of the Proposed 2006 budget to the owners with the following changes: Budgeted 2006 Capital Reserve fund expenditures shall be subject to board approval, and \$10,000 in reserve funding will be put in a non-capital savings account. *Motion passed unanimously.*

The board would like to let the owners know that anyone is welcome to volunteer for the board.

Board Nominations discussed.

Full Circle will send notice to all owners regarding the Lot 102 single family residence.

The Westermere annual meeting will take place on November 7, 2005 at 10:00 a.m. MST. Notice has been sent and posted on the website.

Motion by Bruce Crown, seconded by Gail Mohoney to adjourn meeting. Motion passed unanimously.

Meeting adjourned at approximately 5:27 p.m.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD AT THEIR MEETING HELD _____, 2005.

Signed: _____
Stephanie Warner, Manager