

Minutes of Board Meeting

Association: WESTERMERE CONDOMINIUM OWNERS ASSOCIATION, INC.

Date: May 5, 2005

Location: Conference Call

Type: Regular Meeting

Directors Present: Bruce Crown, Gail Mahoney, Margie Francis, William Groner, Rick Asbill

Others Present: Diane Wolfson, Dan Witkowski

Quorum: Yes, 100% present

Meeting called to order at approximately 9:00 a.m.

Proof of notice by Diane Wolfson, manager

Discussed approving the minutes of the December 6, 2004, board meeting at the next regular board meeting.

Management report of Full Circle:

- Garage and elevator signs are being installed
- Windows are being washed within next week; will revisit in Fall to see if board wants to wash windows a second time
- Elevator phone does not work; will investigate key pad phone with three speed dial numbers and troubleshoot phone line
- One of four electric meters has been serving Metro lights at a cost of approximately \$2,000 per year; will draft letter to SMP
- Discussed adding annual fire suppression sprinkler inspection to 2006 budget and every other year thereafter
- Discussed installation of new CO Detection system
- Will investigate whether water metered to Westermere serves Metro irrigation
- Will add light fixture in garage
- In final stages of collecting information and proposals on Breezeway Project
- Reviewed proposals by RJs and Southwest Painting; will get revised waterproofing proposals; consensus was to change color of building

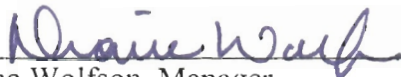
Rick Asbill left the meeting at 10:12 a.m.

- Will confirm with accountant that waterproofing work can be paid for from the reserve fund
- Will put a portion of reserve funds into a CD
- Will contact association attorney Stephanie Fanos to amend Bylaws
- Will apply to Metro to replace trees with shrubs
- Discussed GRC building policy; will investigate whether other insurance companies offer a GRC policy without requiring a replacement cost analysis
- Discussed \$5m umbrella

Meeting adjourned at approximately 10:32 a.m.

THE FOREGOING MINUTES WERE APPROVED BY THE OWNERS AT THEIR MEETING HELD October 13, 2005.

Signed:



Diane Wolfson, Manager