

## Minutes of Annual Owner Meeting

**Association:** WESTERMERE CONDOMINIUM OWNERS ASSOCIATION, INC.  
**Date:** November 7, 2005  
**Location:** Conference Call and Full Circle Office at 560 Mountain Village Blvd.  
Suite 102B, Granita Building, Mountain Village, CO  
**Type:** Annual Owners Meeting  
**Owners Present:** Rick Asbill, Marty Bregman Bruce Crown, Margie Francis, William  
Groner, Gail Mahoney, Peter McGinty, Nancy Zogg  
**Others Present:** Stephanie Warner, Diane Wolfson, Dan Witkowski  
**Quorum:** Yes, 60.8% present

Meeting called to order at approximately 10:06 a.m. Mountain Standard Time.

Roll Call and Proof of notice by Diane Wolfson, Manager

Motion by Bruce Crown, seconded by Rick Asbill to approve the minutes of the December 12, 2004, owners meeting. *Motion passed unanimously.*

Report of the President of the Board.

Management report of Full Circle:

- Painting project completed.
- CO detection project completed.
- Electric Meter reimbursement from San Miguel Power completed.
- Breezeway project plans discussed.

Marty Bregman will research breezeway drainage options and research breezeway easement documents and will report back to the Board by the end of 2005.

Marty Bregman will also discuss schedule with tenant and will supply the Board with a date for breezeway work. The work will be scheduled for April or May of 2006.

The Board stated for the record that they have been actively working on a solution to the breezeway drainage problem.

Unit 210 deck damage discussed.

The Board directed Full Circle to give notice to the association's insurance carrier and to move forward with filing a claim. Full Circle will notify Metro that we are filing a claim and that the association expects to be reimbursed for the damage and any costs associated.

After the insurance inspector visits the property, Full Circle will treat the deck area with waterproofing material.

Proposed 2006 budget discussed.

Window washing schedule discussed.

Roof maintenance discussed.

Motion by Margie Francis, seconded by Gail Mahoney to accept the proposed 2006 budget with a note added that window washing allocation if for two times. *Motion passed unanimously.*

Motion by Gail Mahoney, seconded by Nancy Zogg to appoint the following individuals to the Board of Directors: Bruce Crown, Margie Francis, William Groner, Rick Asbill and Peter McGinty. *Motion passed unanimously.*

Storage unit lighting discussed.

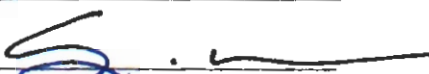
Motion by Bruce Crown, seconded by William Groner to authorize installation of one 100-watt fluorescent bulb per storage unit with a timer. The association will pay the costs of electrical power but the storage unit owners will pay all other costs of adding electric light bulbs. Elevation Vacations will submit a formal proposal to all storage unit owners and will report to the Board and Full Circle HOA on the outcome. *Motion passed unanimously.*

Motion by Gail Mahoney, seconded by William Groner to adjourn meeting. *Motion passed unanimously.*

Meeting adjourned at approximately 11:27 a.m.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD AT THEIR MEETING  
HELD 11/29, 2006.

Signed:

  
Stephanie Warner, Manager