

Minutes of Annual Owner Meeting

Association: WESTERMERE CONDOMINIUM OWNERS ASSOCIATION, INC.
Date: November 29, 2006
Location: Full Circle HOA Management, 560 Mountain Village Blvd., Suite 102B,
Mountain Village, CO
Type: Annual Owners Meeting
Owners Present: Rick Asbill, Marty Bregman Bruce Crown, Margie Francis, Ray Francis,
William Groner, Gail Mahoney, Peter McGinty, Nancy Zogg
Proxies: David Santisteban, Michael Cashman
Others Present: Stephanie Warner, Diane Wolfson, Bev Martensen, Julie Denny, Dan
Witkowski
Quorum: Yes, 60.8% present

Meeting called to order at approximately 11:07 a.m. MST

Roll call and proof of notice

Determination that 72.542% of the owner votes present, which represents a quorum

Motion by Bruce Crown, second by Gail Mahoney to approve the minutes of the November 7, 2005, owners meeting. *Motion passed unanimously.*

Report on status of breezeway easement by Diane Wolfson.

At approximately 11:21 a.m. MST Bill Groner left the meeting.

Report by Dan Witowski on the gutter repair project, landscaping, and fire code compliance.

Discussion regarding windows and responsibility.

Discussion regarding the sharing expenses with the Palmyra association for the garage ramp and door. Marty Bregman objected to sharing these expenses.

Presentation of proposed 2007 budget.

At approximately 12:47 p.m. MST, Marty Bregman left the meeting.

Motion by Gail Mahoney, second by Rick Asbill, to approve the proposed 2007 budget with changes. *Motion passed by a unanimous vote of those owners present.*

Motion by Gail Mahoney, second by Margie Francis to adjourn.

Meeting adjourned at approximately 1:00 p.m.

THE FOREGOING MINUTES WERE APPROVED BY THE OWNERS AT THEIR MEETING HELD November 16, 2007.

Signed: _____ /s/ Julie Denny
Manager