

## Minutes of Board Meeting

Association: WESTERMERE CONDOMINIUM OWNERS ASSOCIATION, INC.  
Date: February 21, 2006  
Location: Conference Call  
Type: Special Meeting  
Directors Present: Bruce Crown, Margie Francis, William Groner, Rick Asbill, Peter McGinty  
Others Present: Ray Francis, Lyn Asbill, Diane Wolfson, Dan Witkowski  
Quorum: Yes, 100% present

Meeting called to order at approximately 4:55 p.m. Mountain Time.

Proof of notice by Diane Wolfson, Manager

Discussion regarding whether windows are an HOA common expense or an individual unit expense.

Motion by Margie Francis, second by Bill Groner, to send out a mail ballot to amend the declaration as follows:

Windows and doors will be maintained, repaired, replaced and insured by the association as an association common expense, except if the damage is caused by the unit owner, in which case it will be an individual unit expense. The HOA is responsible for the whole window and door assembly, not the interior trim and painting.

If a unit owner chooses to replace a window prior to the time the association is planning to replace a window, then the owner needs prior Board approval and the new window must match the old window in terms of look and specifications, and the new window design must be in harmony with other windows in the building.

*Motion passed by a unanimous vote.*

Discussion regarding scheduling repair of broken seals just prior to when the HOA paints the exterior window and door trim.

Discussion regarding the Francis' concern about noise from the Rock & Roll Academy.


Discussion regarding hiring Diane Wolfson, Esq., to research the breezeway easement and other questions for the association.

Discussion regarding Full Circle emailing to the board Daily Planet and Telluride Watch articles on nearby projects of interest.

Meeting adjourned at approximately 6:02 p.m.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD AT THEIR MEETING  
HELD October 5, 2006.

Signed:

  
Stephanie Warner, Manager