

Minutes of Board Meeting

Association: WESTERMERE CONDOMINIUM OWNERS ASSOCIATION, INC.
Date: June 21, 2006
Location: Conference Call
Type: Special Board Meeting
Directors Present: Bruce Crown, Margie Francis, William Groner, Peter McGinty
Others Present: Stephanie Warner, Diane Wolfson, Dan Witkowski (Full Circle)
Quorum: Yes, 4 of 5 Directors

Meeting called to order at approximately 9:36 a.m. MST.

Roll Call/Proof of Notice by Bruce Crown

Westermere breezeway easement discussed.

Lot 73/76 discussed

Manager Report:

Snow removal/landscaping
Water room access
Deck damage

Motion by Bruce Crown, seconded by Peter McGinty to direct Diane Wolfson to contact Metro notifying them of the association's plans to prohibit vehicular traffic, upon approval of the letter by the board via email vote and to proceed with the blocking of vehicular traffic. *Motion passed unanimously.*

Motion by Bruce Crown, seconded by Bill Groner to replat the property, change the breezeway to a common element with no public access and to change the Declaration to remove the provision necessitating the first mortgage vote. *Motion passed unanimously.*

Motion by Bruce Crown, seconded by Peter McGinty to adjourn meeting at 10:48 a.m. MST. *Motion passed unanimously.*

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

Signed: S. Warner
Stephanie Warner, Manager