

MINUTES OF BOARD MEETING

Association: Westermere Condominium Owner's Association, Inc.

Date: December 18, 2008

Location: Full Circle HOA Management, 560 Mountain Village Blvd., #102B, Mountain Village, CO 81435 and VIA conf call

Directors Present: Rick Asbill, Bruce Crown, Ray Francis, Peter McGinty

Others Present: Diane Wolfson (Full Circle), Julie Denny (Full Circle), Dan Witkowski (Full Circle), Kai Thomas (Full Circle), Hilary Swenson (Full Circle)

Meeting called to order 10:04 a.m. MST

Determination of a quorum. Yes 4 of 5 directors present.

Discussion of the US Bank easement.

Discussion of the additional options for exiting the building.

Discussion of the building codes.

Discussion of US Bank's position and approvals.

Discussion of the choices available to the board regarding US Bank.

Discussion of the prescriptive easement possibility.

Ray Francis left the meeting at 10:26 a.m. MST.

Report of the breezeway issue by Dan Witkowski.

Discussion of the design solutions to the breezeway issue.

Discussion of the development next door to the Westermere.

Motion by Rick Asbill, second by Bruce Crown, to approve the minutes of the September 25, 2008 board meeting with a change to the name spelling of Ray Francis' name.

Motion passed by unanimous vote.

Meeting adjourned at 10:38 a.m. MST.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS AT ITS MEETING HELD NOVEMBER 13, 2009.

Signed: /s/Michelle Aplin, Manager
November 17, 2009