

MINUTES OF REGULAR BOARD MEETING

Association: Westermere Condominium Association, Inc.

Date: February 12, 2008

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

Directors Present: Bruce Crown, Ray Francis, Rick Asbill, Bill Groner

Others Present: Margie Francis (Owner), Julie Denny (Full Circle)

Meeting called to order 8:03 a.m. MST

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

Proof of notice.

Discussion of the noise coming from Westermere unit 100.

Margie Francis joined the meeting at 8:08 a.m. MST.

Margie Francis reported the situation from her perspective.

It is noted that Missy Huggins, Gail Mahoney and Peter McGinty have all experienced a similar noise nuisance.

Discussion of the remedies available to the board and to individual owners.

Motion by Bruce Crown, second by Ray Francis, to give Rick Asbill authority to engage counsel regarding the issues of noise and threatening against Marty Bregman. *Motion passed via unanimous consent.*

Meeting adjourned at 8:30 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