

MINUTES OF SPECIAL BOARD MEETING

Association: Westermere Condominium Association, Inc.

Date: February 26, 2008 1:00 p.m MST

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

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

Others Present: Joe Solomon (Representation), Julie Denny (Full Circle), Diane Wolfson (Full Circle), Kai Thomas (Full Circle)

Meeting called to order 2:49 p.m. MST after a board work session with Stonegate Development Partners.

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

Motion by Bruce Crown, second by Rick Asbill, to waive notice of meeting. *Motion passed by unanimous vote.*

Discussion of the noise issue, policies and relevant ordinances.

Discussion of the Responsible Governing Documents.

Motion by Bruce Crown, second by Ray Francis, to allow Rick Asbill to authorize the final draft of the Responsible Governing Documents after the discussed changes have been included. *Motion passed by unanimous vote.*

Board enters executive session at 3:13 p.m. to discuss the noise issue.

Board exits executive session at 3:40 p.m.

Motion by Bill Groner, second by Rick Asbill, to send a Notice of Hearing to the owner of unit 100 regarding a possible noise violation. Notice will be written and sent by Full Circle HOA Management, including town ordinances. Hearing is set for March 17, 2008, at 10:00 a.m. MST. *Motion passed by a vote of 4, Peter McGinty abstained.*

Discussion of Stonegate Proposal. Consensus to keep any legal opposition at an individual level rather than the association taking a position.

Discussion of Palmyra garage expenses. Consensus for the 2007 expenses to be paid by the individuals with garage spaces *pro rata* and the 2008 expenses to be paid as an HOA common expense.

Discussion of the US Bank easement. Direction for Diane Wolfson to continue follow-up on this issue.

Motion by Bruce Crown, second by Ray Francis, to ratify the motion made at the February 12, 2008 meeting of the board to engage Joe Solomon as counsel representation regarding the noise issue. *Motion passed by unanimous vote.*

Direction for Full Circle HOA Management to provide an updated Owner's Contact List to the board.

Direction for Full Circle HOA Management to download and save the recorded copies of the prior owners and board meetings.

Meeting adjourned at 4:05 p.m. MST.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS AT ITS MEETING HELD Sept 25, 2008, 2008.

Signed:

Manager

Julie Dy