

MINUTES OF SPECIAL BOARD MEETING

Association: Westermere Condominium Association, Inc.

Type: Special Board Meeting

Date: March 17, 2008 10:00 a.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), Hilary Popper (Full Circle), Gail Mahoney (owner), Bob Huggins (owner), Marty Bregman (owner),

Meeting called to order 10:05 a.m. MST.

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

Joe Solomon joined the meeting at 10:06 a.m.

Start of hearing on possible violations by Marty Bregman as set forth in notice.

Discussion between Marty Bregman and Ray Francis regarding Marty not being notified of noise issue in his unit and the usage of commercial space as determined by the regulations.

Margie Francis noted that her unit is uninhabitable due to the noise.

Discussion that the condominium declarations state that annoying and unreasonable noise is prohibited.

Marty Bregman claimed that the Association is being subjective, unrealistic and interfering with the use of his unit. He also added that the association has created a conflict of interest by using Diane Wolfson as an attorney in previous matters.

Rick Asbill began discussion of working together to come to a solution, and what the procedure should be in the future.

Gail Mahoney added that she has been hearing noise during here entire stay since December.

Marty Bregman stated that his attorney says that he is well within his rights of use and if the Association tries to prevent him, there will be consequences.

Rick Asbill asked Marty Bregman again if he is willing to consider the views of the other homeowners.

Joe Solomon stated that today is Marty Bregman's opportunity to present his case. And that there are two issues present: Violation of law and the Association declarations.

Rick Asbill asked Marty Bregman again if he is willing to respect the viewpoints of the other homeowners and if he is willing to create a solution. Marty responded by asking the Board to send a resolution to him and he will take a look at it.

Peter McGinty suggested that Marty Bregman put forth an agreement of compromise.

Bob Huggins suggested proposing something in writing as a compromise.

The Board will discuss the proposal and present it to Marty Bregman in the next couple of days.

The hearing was continued to March 31, 2008 9:00 a.m. MST.

In the meantime, if there is a noise problem the owner should call Marty Bregman to address the issue.

Hearing adjourned at 11:16 a.m. MST.

Board enters executive session at 11:22 p.m. to discuss hearing and possible violation.

Board exits executive session at 12:15 p.m.

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

Signed:

Manager

Julie Dery