

MINUTES OF SPECIAL BOARD MEETING

Association: Westermere Condominium Association, Inc.

Date: March 31, 2008 3:00 p.m. MST

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

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

Others Present: Joe Solomon (HOA Representation), Julie Denny (Full Circle), Hilary Popper (Full Circle), Robert Huggins (Owner), Margie Francis (Owner), John Irwin (Unit 100 Owner Representation), Diane Wolfson (Full Circle)

Meeting began at 3:00 p.m. MST.

Discussion of John Irwin's knowledge of the noise situation.

Discussion of Marty Bregman's request to present more information.

Discussion of Marty's position regarding the noise issue.

Discussion of the Francis' experience with the noise issue.

Discussion of Robert Huggins' experience with the noise issue.

Discussion of Bill Groner's experience.

Discussion of Marty Bregman's conduct in response to complaints.

Discussion of Gail Mahoney's report regarding the noise issue.

Discussion of the options available to Marty Bregman and the board regarding compromises.

John Irving left the meeting at 3:41 p.m.

Julie Denny left the meeting at 3:42 p.m.

Robert Huggins left the meeting at 3:44 p.m.

Rick Asbill discussed what the board's options are.

Bruce Crown discussed the possibility of Marty trying to use the timing of the season to his advantage.

Joe Solomon encouraged the board to direct John Irwin to encourage Marty Bregman to halt all live music.

Rick Asbill discussed what the steps would have to be to impose fines on Marty Bregman.

Ray Francis, Bill Groner, Rick Asbill would like to move forward with the resolution, and would consider re-visiting the issue if he stopped playing the music.

Bruce Crown feels that if we pass the resolution it would create a great deal of backlash from Marty Bregman, and it may be easier if John Irwin can simply get him to stop; but would agree to pass the motion if the rest of board wants to.

Joe Solomon presented a formal resolution to the board to be effective regarding the noise violations in Marty Bregman's unit. The resolution was adopted by all board members present.

Rick Asbill presented information regarding the US Bank drainage problem, breezeway easement, and bollard installation issues.

Rick Asbill suggested that Full Circle notify US Bank of their violations.

The board discussed how they would like to handle the easement situation and if they would like to involve Joe Solomon.

Breezeway - Rick Asbill will send info to the Board, Joe Solomon and Full Circle to hold off on filing the appeal for the Bollard.

US Bank – The board asked Joe Solomon to talk to Diane Wolfson regarding the best way to handle the US Bank outstanding issues.

The board would like to determine who owns the breezeway.

Rick will send out an email to the Board and Joe regarding outstanding issues.

Joe Solomon will distribute the resolution to the board and to Full Circle to be signed by Rick Asbill.

Meeting adjourned at 4:23 p.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