

## MINUTES OF REGULAR BOARD MEETING

Association: Westermere Condominium Owner's Association, Inc.

Date: Thursday, December 3, 2009

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

Directors Present

by Conference Call: Rick Asbill (President), Bruce Crown, Ray Francis, Bill Groner, Peter McGinty

Others Present: Michelle Aplin (Full Circle), Diane Wolfson (Full Circle)

Meeting called to order at 10:56 a.m.

Determination of a quorum (yes, 5 – of 5 directors present).

Motion by Bruce Crown, second by Rick Asbill, to approve the minutes of the November 13, 2009, board meeting with a change to remove “(see Diane)” from motion to approve Proposed 2010 Budget. *Motion passed by unanimous vote.*

Discussion of election of officers.

Motion by Bruce Crown, second by Peter McGinty, to elect officers as follows:

- President, Rick Asbill
- Vice President, Bill Groner
- Treasurer, Ray Francis
- Secretary, Peter McGinty

*Motion passed by unanimous vote.*

Discussion of Governing Documents.

Direction to Diane Wolfson to proceed with amendments to documents to update allocations, protect super priority lien, and change all percentages for 75% votes to 67%.

Motion by Bruce Crown, second by Rick Asbill, to adjourn meeting. *Motion passed by unanimous vote.*

Meeting adjourned at 11:30 a.m. MST.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS AT ITS MEETING HELD JULY 14, 2010.

Signed: /s/ Diane Wolfson  
Manager