

MINUTES OF SPECIAL BOARD MEETING

Association: Westermere Condominium Owner's Association, Inc.
Date: October 7, 2011
Location: Full Circle HOA Management, 560 Mountain Village Blvd., 102B,
Mountain Village, CO, and via conference call
Directors Present: Bill Groner, Peter McGinty, Bob Huggins
Others Present : Diane Wolfson (Full Circle and association counsel)

Meeting called to order at 2:03 p.m. MDT.

Roll call. Determination that a quorum is present. Proof of notice.

Bill Groner raised issue of potential financial interest in Unit 212 if sale goes through. He will abstain from further board consideration of Livermore requests regarding reducing HOA assessments.

Motion by Peter McGinty, second by Bob Huggins, to authorize Bob Huggins to work with the rest of the board (excluding Bill Groner) to negotiate with the Livermores regarding their request to reduce HOA assessments and to approve a final settlement subject to distributing the terms to the Board (except for Bill Groner) for comment. Bob Huggins and Peter McGinty voted in favor, Bill Groner abstained.

Direction to Law Office of Diane Wolfson to start negotiations with Livermores.

Meeting adjourned at 2:16 a.m. MDT.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD AT ITS MEETING HELD ON February 15, 2012.

Signed: /S/ Diane Wolfson, manager