

MINUTES OF REGULAR BOARD MEETING

Association: Westermere Condominium Owner's Association, Inc.

Date: July 18, 2011

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

Directors Present: Bill Groner, Bruce Crown, Ray Francis, Bob Huggins, Peter McGinty

Others Present : Diane Wolfson (Full Circle and association counsel)

Meeting called to order at 4:03 p.m.

Roll Call. Determination of a quorum of 4 of 5 directors to start the meeting. Proof of notice of meeting. No objections to notice.

Hearing on foreclosure of Unit 212 and Parking 6 (Livermore). No one on behalf of the Livermores appeared at the meeting.

Meeting continued to Friday at 10:00 a.m. MDT.

Meeting adjourned at 4:57 p.m. MDT.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD AT ITS MEETING HELD ON JULY 22, 2011.

Signed: Diane Wolfson, manager