

MINUTES OF REGULAR BOARD MEETING

Association: Westermere Condominium Owner's Association, Inc.
Date: July 22, 2011
Location: Full Circle HOA Management, 560 Mountain Village Blvd., 102B,
Mountain Village, CO, and via conference call
Directors Present: Bill Groner, Bruce Crown, Ray Francis, Bob Huggins
Others Present : Diane Wolfson (Full Circle and association counsel)

Meeting called to order at 10:03 a.m. MDT.

Roll Call. Determination of a quorum of 4 of 5 directors.

Motion by Ray Francis, second by Bruce Crown, to approve the minutes of the July 18, 2011, board meeting. *Motion passed by unanimous vote.*

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

Direction to Law Office of Diane Wolfson to recommend changes to governing documents to add remedies against defaulting owners.

Motion by Ray Francis, second by Bruce Crown, to approve the proposed 2011 Supplement to Responsible Governance Policies with a change to 1(a) to provide that reserves are invested as recommended by the manager and directed by the Board. *Motion passed by unanimous vote.*

Meeting adjourned at 10:46 a.m. MDT.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD AT ITS MEETING HELD ON September 14, 2011.

Signed: /s/ Diane Wolfson, manager