

MINUTES OF SPECIAL BOARD MEETING

Association: Westermere Condominium Owner's Association, Inc.
Date: September 14, 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), Dan Witkowski (Full Circle)

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

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

Motion by Bruce Crown, second by Bob Huggins, to approve the minutes of the Board meeting held, July 22, 2011. *Motion passed by unanimous vote.*

The Board entered into executive session at 10:05 a.m. to discuss foreclosure of Unit 212 and Parking 6 (Livermores).

The Board came out of executive session at 10:23 a.m.

Direction to Law Office of Diane Wolfson to prepare proposed transfer fee language for declaration and circulate to Board.

Discussion of staining proposal and eventual window replacement. Direction to proceed with wood staining project, less breezeway portion.

Direction to Full Circle to apply to Mountain Village again to create one saleable parking space.

Motion by Ray Francis, second by Bob Huggins, to prohibit use of charcoal grills on the decks. *Motion passed by unanimous vote.*

Meeting adjourned at 10:53 a.m. MDT.

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

Signed:/s/ Diane Wolfson, manager