

## MINUTES OF OWNER MEETING

Association: Westermere Condominium Association, Inc.

Date: November 16, 2012

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

Owners Present: Bill Groner, Bob Huggins, US Bank and EV Investments (proxy to Jana Stone), Gail Mahoney, Bruce Crown, Margie Francis, Ray Francis, Bruce Crown

Others Present: Dan Witkowski, Diane Wolfson, Jana Stone, Thyra Busch

Meeting called to order at 10:05 a.m.

Roll call. Determination that a quorum of owners is present. Proof of notice. No objections to notice.

Motion by Gail Mahoney, second by Bruce Crown, to approve the December 15, 2011, owner meeting minutes. *Motion passed by unanimous vote.*

Motion by Bill Groner, second by Bob Huggins, to approve the proposed 2013 budget without Commercial Credit. *Elevation and US Bank opposed, motion passed by a majority vote.*

Motion by Gail Mahoney, second by Bob Huggins, to elect the following directors.

Peter McGinty  
Bruce Crown  
Bill Groner  
Ray Francis  
Bob Huggins

*Motion passed by unanimous vote.*

Discussion of Spring 2013 window project, including bank financing options.

Discussion regarding "temporary wall." Direction to Full Circle that so long as structurally sound and waterproof, just keep doing temporary repairs.

Discussion of ways of assessing window replacement project based on actual material costs and prorating the labor and other costs based upon the type of window and percentage allocation of window material costs. Ultimate decision on method will be made by Board.

Discussion of project to add wall in front of elevator.

Meeting adjourned at 10:51 a.m. MT.

THE FOREGOING MINUTES WERE APPROVED BY THE OWNERS AT THEIR MEETING HELD ON  
MARCH 18, 2013.

Signed: /s/ Diane Wolfson