

MINUTES OF BOARD MEETING

Association Westermere Condominium Association, Inc.

Date September 25, 2012

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

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

Others Present Diane Wolfson, Dan Witkowski, Hilary Swenson

Meeting called to order at 3:05 p.m. MT.

Roll call. Proof of notice. No objections to notice.

Determination that a quorum of directors is present.

Motion by Bob Huggins, second by Ray Francis to approve the minutes from the February 15, 2012, and July 12, 2012, board meetings. *Motion passed by unanimous vote.*

Management Report

- Update on Unit 311 repairs
- Lobby wall project will require architect and building permit; need board direction to proceed further
- Researching feasibility of replacing all steam unit controllers; Dan will follow up with Bill Groner
- Refinished the exterior of the entry doors

Peter McGinty left the meeting at 3:24 p.m.

Review proposed 2013 budget.

Discuss creation of HOA parking space capable of sale; direction to Full Circle to spend up to \$500 with an architect to try to redesign the layout to create an additional compliant space.

Ray Francis left the meeting at 4:10.

Discuss future window replacement project. Direction to Full Circle to continue working on finalizing numbers, including breaking out north and south side windows, alternative options of quality, and loan funding options.

Motion by Bruce Crown, second by Bill Groner, to approve the proposed 2013 Association Budget with the following change: Adding \$11,512 in Reserve Assessments in line 10 and Reserve Funding in line 75. *Motion passed, Peter McGinty voted against.*

Discussion regarding apportionment of commercial and residential common expenses.

Motion by Peter McGinty, second by Bruce Crown, to present to the owners a budget that creates a separate allocation for the commercial unit owners to be exempt from paying any portion of the common expenses for the boiler, boiler utilities, and boiler repairs, maintenance and replacement; and at the same time the commercial unit owners would be excluded from any benefits from the boiler. *Motion passed by unanimous vote.*

Direction to Full Circle to present two budgets at owners meeting, one with separate allocations per motion above and one without.

Direction to Full Circle to prepare draft letter explaining separate allocations, including pros and cons, with Bill Groner to approve final letter.

Motion by Bill Groner, second by Bob Huggins, to renew contract with Full Circle HOA Management through December 31, 2013, on the same terms. *Motion passed by unanimous vote.*

Set date for annual owners meeting on November 16, 2012, at 10:00 a.m. MT.

Direction to Full Circle to include Third Amendment to Declaration to be included on annual meeting agenda for an owner vote.

Meeting adjourned at 5:10 p.m. MT.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS AT THEIR MEETING HELD ON November 16, 2012.

Signed: /s/ Diane Wolfson