

**BOARD OF DIRECTORS MEETING OF  
WESTERMERE CONDOMINIUM OWNERS ASSOCIATION, INC.**

Date November 14, 2013

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

Directors Present Ray Francis, Bob Huggins, Bill Groner

Others Present Dan Witkowski, Diane Wolfson

Meeting called to order at 12:00 noon MT.

Roll call. Determination that a quorum of directors is present. Proof of notice, no objections to notice.

Motion by Bruce Crown, second by Ray Francis, to approve the proposed 2014 budget with following changes:

- Keep operating same 2013 plus increase for 2013 loss
- Change reserve assessments and funding to \$20,000
- Break out the \$60,000 painting assessment by project

*Motion passed by unanimous vote.*

Board went into executive session at 12:40 p.m. to discuss damage and repairs in Bregman Unit. Board came out of executive session at 12:48. Direction to have Bob Huggins communicate offer payment to finish the carpet repair in exchange for a release.

Board meeting to approve remodel reconciliation scheduled for December 4, 2013, at 11:00 a.m. MT.

Owner meeting scheduled for December 12, 2013, at noon MT.

Meeting adjourned at 12:49 p.m. MT

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS AT ITS MEETING HELD ON November 5, 2014.

Signed: /s/ Hilary Swenson