

## MINUTES OF OWNER MEETING

Association: Westermere Condominium Owners Association, Inc.

Date: March 18, 2013

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

Owners Present: Bill Groner, Bob Huggins, Rick Asbill, Seth Weatherfield, Peter McGinty, Marty Bregman, Gail Mahoney, Bruce Crown, Ray Francis, David and Bertha Santisteban, Charles and Wendy Fuchs, Gail Mahoney

Others Present: Dan Witkowski, Diane Wolfson

Meeting called to order at 10:00 a.m. MT.

Roll call. Determination that 90.8% of the total owner votes is present, which represents a quorum.

Proof of notice. No objections to notice.

Motion by Bob Huggins, second by Ray Francis, to authorize the association to proceed with South Wall repair project, including investigating the costs of a temporary vs. permanent fix, and what scope of work the Town will permit and report back to the board, and to authorize the Board to proceed with this project and to use reserve funds to pay for the costs. *Motion passed by a majority of votes represented, with Bregman, Santistiban, McGinty, US Bank voting against.*

Motion by Gail Mahoney, second by Bob Huggins, to approve the minutes of the November 16, 2012, owners meeting. *Motion passed by a majority of votes represented except Marty Bregman voted against.*

Motion by Marty Bregman, second by Seth Weatherfield, for the Board to continue to investigate the proposed project (excluding the South Wall project) and refer it to an owner vote sufficiently in advance of next Spring construction season. *Motion failed because less than a majority of the votes represented voted to approve.*

Motion by Charles Fuchs, second by Bill Groner, to approve the proposed resolution dated March 18, 2013, with the following changes:

- Add to paragraph 2D that the board is given authority to cancel or delay the Project
- Add to paragraph 3B that the personal property that Owners are responsible for moving, storing and protecting includes window coverings
- Change paragraph 7A to delete the reference to a date in April 2013 to a date "on or before the Loan amount is finalized"
- Delete paragraph 8D

*Motion passed with 70.2% of the owner votes represented in favor.*

Motion by Charles Fuchs, second by Bob Huggins, to approve the proposed action in paragraph 8D. *Motion failed because it failed to receive at least 67% of the owner votes represented.*

A board meeting is scheduled for Friday, March 22, 2013, at 9:00 a.m.

Meeting adjourned at 12:50 a.m.

THE FOREGOING MINUTES WERE APPROVED BY THE OWNERS AT ITS MEETING HELD ON DECEMBER 12, 2013.

Signed: /s/ Diane Wolfson