

MINUTES OF BOARD MEETING

Association Westermere Condominium Owners Association, Inc.

Date March 22, 2013

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

Others Present John "Tyler" Root, Bob Hart, Dan Witkowski, Diane Wolfson

Meeting called to order at 9:00 a.m. MT. Roll call. Determination that a quorum of directors is present.

Proof of notice. No objections to notice.

Motion by Ray Francis, second by Bob Huggins, to approve the draft minutes from the March 7, 2013 board meeting. *Motion passed by unanimous vote.*

Direction to Full Circle to communicate to owners that prepayments are due by April 1, 2013.

Motion by Ray Francis, second by Bruce Crown, to approve the Alpine Bank loan of up to \$175,000 as set forth on the term sheet dated March 21, 2013. *Motion passed by unanimous vote.*

Motion by Bob Huggins, second by Ray Francis, to authorize proceeding with the Window/Door replacment project and with an estimated budget of \$13,750 in soft costs and an estimated construction budget of \$466,730 as follows:

Windows/Door Materials	\$171,196
Tower Stone Masonry	\$37,296
Installation, General Conditions	\$234,478
Building Permit	\$3,760
Builder's Risk Insurance	\$2,000
Construction Contingency	\$18,000
Total Construction Costs	\$466,730

subject to confirmation that the windows pricing include 20-year Kynar finish and interior factory clear coat finish on windows and doors. *Motion passed by unanimous vote.*

Motion by Bruce Crown, second Bob Huggins, to approve the Bill Ward Construction contract subject to further review by Bob Huggins and Bruce Crown, and final approval by Bob Huggins, at which point Bob Huggins is authorized to sign the contract. *Motion passed by unanimous vote.*

Motion by Bruce Crown, second by Bob Huggins, to authorize Bill Groner to sign Alpine Bank loan documents on behalf of the association. *Motion passed by unanimous vote.*

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS AT ITS MEETING HELD ON SEPTEMBER 12, 2013.

Signed: /s/ Diane Wolfson