

MINUTES OF BOARD MEETING

Association Westermere Condominium Association, Inc.

Date March 7, 2013

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

Others Present Dan Witkowski, Diane Wolfson

Meeting called to order at 10:00 a.m. MT. Roll call. Determination that a quorum of directors is present.

Proof of notice. No objections to notice.

Motion by Bob Huggins, second by Ray Francis, to approve the draft minutes of the November 16, 2012 board meeting. *Motion passed by unanimous vote.*

Peter McGinty updated board on potential future ownership of his space.

Bruce Crown joined the meeting at 10:16 a.m.

Discuss window and wall repair project, including costs, timing, window deposit, use of reserve funds, loan approval, prepayments, allocation of costs among owners.

Consensus to propose the following for allocating the costs of the window project:

- Storage and parking don't pay for windows
- Allocate to each unit the actual window materials cost per window actually installed
- Allocate to each unit total soft cost and painting / total # windows times the # of windows installed in the unit
- Allocate to stone tower units the total costs of masonry / # stone tower windows times the # of stone tower windows installed in the unit

The following board members confirmed that they would be prepaying their share of project costs: Bruce Crown, Bob Huggins, Ray Francis, Bill Groner for Unit 310.

Motion by Bob Huggins, second by Bruce Crown, to:

- Authorize Full Circle to inquire into loans from Alpine Bank, Vectra Bank, Wells Fargo and US Bank

- Authorize Full Circle to immediately send owner letter and include proposed budget, notice of special owner meeting and draft owner resolution
- Authorize Law Office of Diane Wolfson to prepare proposed resolutions
- Authorize Full Circle to finalize budget and construction contract
- Authorize Law Office of Diane Wolfson to review and negotiate construction contract

Motion passed by the affirmative vote of four members, Peter McGinty opposed.

Meeting adjourned without objection at 11:34 a.m.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS AT ITS MEETING ON March 22, 2013.

Signed: /s/ Diane Wolfson