

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

Date September 12, 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 10:02 a.m.

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 from the March 22, 2013, and June 10, 2013, board meetings. *Motion passed by unanimous vote.*

Motion by Bob Huggins, second by Ray Francis, to direct Full Circle to notify the owners of Units 212, 312, and 412 that:

- In process of performing work on the South wall, the association discovered a design flaw with respect to the tub configuration and the tile backing that has caused and will continue to cause damage to the common elements walls, including mold; and
- Requiring the unit owners to take immediate corrective measures to ensure that there is sufficient water proofing so as not to cause further water damage to the common elements; and
- There is the possibility of water damage and mold on the East wall that the owner may want to investigate and repair; and
- Requiring the owner to notify the association's manager what corrective measures it will be taking and when such measures will be taken; and
- To recommend that the unit occupants immediately cease using those showers/tubs until the condition is repaired.

*Motion passed with the affirmative vote of Bob Huggins and Ray Francis.
Bill Groner abstained.*

Update on project status, including near completion of South Wall.

Discuss breezeway and deck waterproofing projects.

Meeting adjourned at 11:20 a.m. MT

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS AT ITS MEETING HELD ON OCTOBER 4, 2013.

Signed: /s/ Diane Wolfson, property manager