

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

Date Tuesday, June 7, 2016 at 1:00 p.m. MDT

Location Full Circle HOA Conference Room  
560 Mountain Village Blvd., 102B  
Mountain Village, CO 81435  
and via Conference Call

Directors Present Bruce Crown, Bill Tresten, Louise Bryant, Bill Groner

Others Present Dan Witkowski (Full Circle), Hilary Swenson (Full Circle)

Meeting called to order at 1:05 p.m. MDT.

Roll call. Determination that a quorum of 3 of 5 directors is present.

Proof of notice acknowledged, no objections to notice.

Motion by Bruce Crown, second by Louise Bryant, to approve the December 9, 2015 meeting minutes. *All in favor, motion passes unanimously.*

Bill Groner joined the meeting at 1:10 p.m. MDT.

Managers Update

- Discussion of the association's construction loan.
- Hilary Swenson gave a brief financial summary as of Q1 2016.
- Dan Witkowski led discussion on facilities maintenance items.
  - annual alarm, fire suppression and elevator test are complete and all necessary repairs have been completed.
  - Breezeway waterproofing is deteriorating, will use same materials as installed by contractor to repair surface.
  - US Bank ATM under repairs.
  - Roof fared well during the past winter, will replace some tiles, and perform soffit and downspout adjustments.

Construction Rules

- Draft construction rules document was e-mailed to board.
- Discussion of proposed rules, revisions.
- Full Circle to distribute revised rules to the board for approval to send to the ownership for comments.

Old Business

- Ski closets assigned, 2 lockers remained vacant.

New Business

- Board discussion to see if anyone is interested in aesthetic lobby, hallway, stairway upgrades.
- Direction for Full Circle to contact designers re cost estimate proposals.

Motion by Bill Groner, second by Bruce Crown to adjourn the meeting. *All in favor, motion passes unanimously*

Meeting adjourned at 2:41 p.m. MDT

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS AT ITS MEETING HELD ON October 6, 2016.

Signed: Hilary Swenson, manager