

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

Date Thursday, February 1, 2018

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

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

Others Present Dan Witkowski, Reila Armstrong (Full Circle)

Meeting called to order at 1:03 pm MST

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

Meeting materials were sent to all owners via e-mail on January 31, 2018 and posted to website.

Motion by Bruce Crown, second by Louise Bryant, to approve the December 12, 2017 meeting minutes. *All in favor, motion passes unanimously.*

Mechanical System Issue/Boiler Repair

- ~Heat exchangers in both boilers have failed.
- ~Time is a concern; the entire system is currently running on one failing heat exchanger.
- ~The previous boiler system was replaced in 2010.
- ~ Warranty coverage and cause of failure is being investigated.

Motion by Bruce Crown, second by Bill Tresten, to replace the heat exchangers in boiler #1 and boiler #2, but not to exceed \$21,000.00. *All in favor, Motion passes unanimously.*

Meeting adjourned without objection at 1:59 pm MST.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS AT ITS MEETING HELD ON _____.