

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

Date Wednesday, April 1, 2020
Location via Conference Call
Directors Present: Louise Bryant, Paul Tharp, Sherri Reeder, Chad Vanderheyden, Bill Groner (joins at 2:21 p.m.)
Others Present: Dan Witkowski, Hilary Swenson, Elyssa Krasic

Meeting called to order at 2:04 p.m., MDT.
Roll call. Determination that a quorum is present; 4 of 5 directors are present at the start of the meeting.
Proof of Notice was sent. March 19, 2020

Collections

Review of collection policy and collection process to date.
Balance due is almost \$14,000.
Next step is to consult with an attorney and schedule a hearing, the collection policy offers a payment plan.
Unit owner confirms a check will be mailed via certified mail today or tomorrow.

Approve December 6, 2019 Board Meeting Minutes

Motion by Sherri Reeder, second by Louise Bryant, to approve the December 6, 2019 Board meeting minutes. *All in favor, motion passes unanimously.*

Manager Report

-There is damage to the heat tape, and it will need repair. The heat tape has had no issues since 2005. It is suspected a couple of breakers and runs will need to be replaced. Full Circle will obtain estimates.
-Ongoing leaks from unit #211 to units below. Repair is between the owners however Full Circle HOA has assisted with communication and access and will continue to monitor.
-2019 year-end financial reports show expenses are as expected to budget.
-\$3,000 unused gutter repair funds will be rolled over to repair in 2020.

Security Cameras

Owner request, past incidents and impact of property cameras discussed.
Direction provided to speak with Town of Mountain Village about security and cameras in the area.
No action at this time, Board will revisit as circumstance warrants.

4th Amendment to the Declaration

Review of Amendment change process. A standard process requirement is to notify First Mortgagees. Years ago, the HOA attempted to remove this requirement. It was not effectively removed so First Mortgagees will be notified. The Declaration could be amended and restated.
Direction to obtain a quote from Association attorney for an amended and restated Declaration.

Old Business

U.S. Bank is moving out May 12, 2020 the branch and ATM will be closed.

Adjourn

Meeting adjourned at 2:40 pm MDT.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS AT ITS MEETING HELD ON _____, 2019.