

**MINUTES OF ANNUAL OWNER MEETING
WESTERMERE CONDOMINIUM OWNERS ASSOCIATION, INC.**

Association: Westermere Condominium Owners Association, Inc.

Date: Thursday, December 6, 2019 at 1:00 pm MST

Location: Full Circle HOA Management Conference Room
560 Mountain Village Blvd., 102B
Mountain Village, CO 81435
and via conference call

Owners Present: Sherri Reeder, Louise Bryant, Bruce Crown, Rebecca Dunder, Bill Groner, Paul Tharp,
Bob O'Shea, Ed Fowler, Owen Fleischer, Jennifer Bullock

Owners Present
by Proxy: William Grey

Others Present: Dan Witkowski, Hilary Swenson, Elyssa Krasic

Meeting called to order at 1:02 pm MST.

Roll call. Determination that a quorum is present at the beginning of the meeting.

Proof of notice. All meeting materials were e-mailed, mailed and posted on the website on November 19, 2019.

*Motion by Bruce Crown, second by Sherri Reeder, to approve the minutes from the December 6, 2018 owners meeting.
All in favor, motion passes unanimously.*

Q: Was a cell phone antennae or tower installed onto the Westermere building?

A: The Town of Mountain Village has installed antennae in Mountain Village. There is free internet throughout the Village core, from Blue Mesa to Westermere. There is not an antennae or tower on the Westermere building.

Manager Report

All systems are working well.

Boiler system is working as designed and planned.

20 gallons of sealant was applied to the Breezeway. The waterproofing is working well and should provide protection for a couple of years.

Q: What is the status of the development project in the parking area behind the Westermere? That project was supposed to renovate the breezeway?

A: That development project includes a renovation plan for the breezeway. The project has been put off and a 5-year extension was granted. There has not been any recent updates.

It is noted there are 2 new residential owners; unit #211 and unit #312. There is one commercial unit for sale, #102.

Owner Q & A

Q: Is anyone opposed to releasing an owners list?

A: A list (of those who have authorized) will be distributed.

2020 Budget

2020 budget as presented has been approved by the board.

Q: How often is trash picked up. Do we need to increase trash service?

A: Last Friday was pushed back due to the Holiday.

Discussion of trash.

Motion by Jennifer Bullock, second by Sherri Reeder, to ratify the 2020 Budget as approved by the board. *All in favor, motion passes unanimously.*

4th Declaration Amendment

Summary provided. Discussion of spirit of the Amendment.

Discussion of exempting the pending sale of David Eckley's storage unit to Bruce Crown.

Motion by Bill Groner, second Louise Bryant, to proceed with adoption of the 4th Declaration Amendment with the exemption of the pending sale of David Eckley's storage unit to Bruce Crown provided the purchase is complete by June 30, 2020. *All in favor, motion passes unanimously.*

Ski Locker Policy

Summary provided.

Q: Have the lockers been re-assigned?

A: No lockers have not been re-assigned. We will work through the administration to know who is occupying which ski lockers.

Luggage Cart Combo

A new luggage cart was recently purchased. There is a name plate on it and the lock combination is: 0622

Director Election (5 seats, 1-year term)

The following owners are nominated to serve on the Board of Directors: Louise Bryant, Chad Vanderheyden, Bill Groner Paul Tharp and Sherri Reeder.

Motion by Bruce Crown, second by Louise Bryant, to elect the following directors Louise Bryant, Chad Vanderheyden, Sherri Reeder, Bill Groner, Paul Tharp, for a one-year term. *All in favor, motion passes unanimously.*

Motion by Sherri Reeder, second by Jennifer Bullock, to adjourn meeting. *All in favor, motion passes unanimously.*

Meeting adjourned at 1:34 pm MST.

THE FOREGOING MINUTES WERE APPROVED BY THE OWNERS AT THEIR MEETING HELD ON December 2, 2020.