

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

Date Tuesday, December 14, 2021, immediately following the Annual Owner Meeting  
Location Teleconference  
Directors Present: Louise Bryant, Bill Groner, Sherri Reeder, Michael Grey, Chad Vanderheyden  
Others Present: Dan Witkowski, Hilary Swenson, Elyssa Krasic

Meeting called to order at 2:42 pm MST.

Roll call. Determination that a quorum is present; 5 of 5 directors are present at the start of the meeting.

Proof of Notice was sent.

Motion by Bill Groner, second by Sherri Reeder, to approve the November 17, 2021, board meeting minutes. *All in favor, motion passes unanimously.*

Elect Officers

Discussion of Director seats. The following are nominated:

Michael Grey - President  
Chad Vanderheydan -Vice President  
Louise Bryant - Treasurer  
Sherri Reeder - Secretary  
Bill Groner- At Large

Motion by Sherri Reeder, second by Bill Groner, to nominate the Officers as shown above for a one-year term. *All in favor, motion passes unanimously.*

Discussion of Lot 109R action plan. Review of Town of Mountain Village work session materials sent by Joe Solomon.

Discussion of direction to be provided to Joe Solomon.

Discussion of increase in density.

TSG supports development but not a drastic increase in density.

The maximum density plan remains in place, however, density has been moved around the Village. The applicant would be moving density, not increasing overall density. The question is if the increased density on this lot makes for a good neighborhood.

TSG does not oppose the 109R application as presented.

Review of preliminary application.

Joe Solomon to review the previous and still applicable, breezeway agreement.

Discussion of lot next to Westermere that is owned by TSG, currently used as a parking area. It is still owned by TSG and is currently under contract for sale by the new owners of Lot 161.

Thursday, December 16, 2021, is a work session with the Town of Mountain Village, Joe Solomon will be attending.

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

Meeting adjourned at 3:25 p.m., MST.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS AT ITS MEETING HELD ON May 12, 2022.