

LOWRY COMMUNITY MASTER ASSOCIATION, INC
ANNUAL MEETING
December 6, 2012

Call to Order

The meeting was called to order by Rob Norris at 6:06 p.m.

Introductions & Welcome

President Rob Norris welcomed everyone in attendance and introduced the Board members in attendance. Rob also introduced Executive Director Mary Carr, Karen Becker of MSI (the Association's community manager), and Trisha Harris of HindmanSanchez (the Association's legal counsel).

Roll Call/Proof of Quorum

According to the Amended and Restated Bylaws of Lowry Community Master Association, the presence of 15% of the members eligible to vote, in person or by proxy, shall constitute a quorum. 1,012 owners were present in person or proxy, representing approximately 25% of the units. Therefore, quorum existed.

With no objections from the floor, the agenda was approved.

The notice of the meeting was given in accordance with Colorado law and the Association's governing documents.

Approval of 2011 Annual Meeting Minutes

Rob Norris made a motion to waive oral reading of the draft minutes of the 2011 Annual Meeting, for which there was no objection.

There were no corrections to the minutes. Cliff Dodge moved to approve the 2011 Annual Meeting minutes. The motion was seconded by Rob Norris. With no corrections, the minutes for the 2011 Annual Meeting were unanimously approved.

New Business

- **LCMA Board Candidate Introductions/Questions and Answers**

Rob Norris advised that there were three board positions up for election, each with a three-year term. There were five candidates who submitted their names prior to the meeting: Allie Watson-Gosch, Joshua Thall, Makala Hubble, Milton Kahn and Joel Malecka.

There were no nominations from the floor.

The candidates introduced themselves to the owners present at the meeting.

- **Approval of the 2013 Budget**

The 2013 budget was sent to all owners in advance of the annual meeting in accordance with Colorado law and was also included in the packet handed out to owners at the meeting.

Rob Norris announced that, per Colorado law, the proposed 2013 budget is deemed approved by the owners unless a majority of all owners veto the budget at the meeting. Because only

approximately 25% of the owners were in attendance, either in person or by proxy, the budget could not be vetoed by a majority of the owners, so it stands as approved.

- **Election of Directors**

Because the election was a contested election, meaning that there were more candidates running than there were open positions, Colorado law requires the election be done by secret ballot. Ballots were distributed at check-in and were collected by Karen Becker, the Association's manager from MSI.

The ballots were counted by a neutral third party, Michelle Franca, CPA, with Franca and Associates.

Makala Hubble, Joshua Thall and Allie Watson-Gosch were elected to the Board for three-year terms.

Adjournment

A motion to adjourn was made by Sharon Lavoie and second by Ed Fronheiser. There being no objections, the meeting was adjourned at 6:38 p.m.

General Discussion

Following the adjournment of the annual meeting, an owner forum was held to allow owners to ask questions, express concerns or provide feedback. Owners commented on and asked questions about:

- Covenant enforcement on undeveloped property
- Trash bins being left out in the front or sides of homes in the community
- Timing of trash pickup by the trash removal companies
- Tree maintenance and replacement due to the drought