

MINUTES
LOWRY COMMUNITY MASTER ASSOCIATION, INC.
DIRECTORS MEETING
January 26, 2012

CALL TO ORDER: Patrick Heck called the meeting to order at 6:00 p.m.

ROLL CALL: The following were present:

- Board of Directors – Mike Uhlenkamp, Bryan Schmidt, Allie Watson-Grosch, Jolene White, Patrick Heck, Bill Munn
- Patrick acted as meeting chairperson in Rob Norris' absence, per Mr. Norris' request
- Mary Carr, LCMA Executive Director
- Eric R. McLennan, Esq., HindmanSanchez P.C.
- Karen Becker, MSI, LLC

Quorum was present

PUBLIC COMMENT:

- No public comment.

ACTION ITEMS:

- Approval of November 7, 2011 board meeting minutes. Motion to approve the November 2011 minutes was made by Mike Uhlenkamp seconded by Allie Watson-Grosch. After offering owners in attendance the opportunity to comment, the motion carried by majority vote. Patrick Heck abstained as he was not present at November 2011 meeting.
- Review annual meeting minutes from December 8, 2011. No action required by Board of Directors at this time as Annual Meeting minutes from the previous meeting are approved at the subsequent annual meeting.
- Set schedule for 2012 Annual Meeting and Board Meetings. Mary Carr presented Resolutions 2012-01 and Resolution 2012-02 for consideration by the Board. Discussion was had regarding the close proximity of the October and November meetings. Motion was made by Bill Munn and seconded by Mike Uhlenkamp to approve the Resolutions setting the schedule for 2012 meetings. The motion carried unanimously.
- Appoint officers. Discussion was had regarding the utility of keeping the current slate of officers in place. Mike Uhlenkamp motioned to change Elizabeth Paulsen to Vice President/Secretary and Patrick Heck to Treasurer. The motion was seconded by Bryan Schmidt. All Directors were in favor and the motion carried unanimously.
- Review standing committees. Discussion was had regarding keeping the current composition and structure of committees in place. No formal action was taken as it was agreed the status quo was appropriate.
- Appoint committee members. Patrick mentioned that Gary Duke has also volunteered to be on the Buildings and Grounds committee. The Directors reviewed previous committee membership. There was no input from the Board on new nominations or changes to the committee membership. Two Owners volunteered for membership on the Events Committee, which action was commended by the Board. Michael Coughlin is no longer on the Board, so Jolene White volunteered to be the Chair of the Communications Committee. No other discussion or comment

occurred, and no other nominations were made. Mike Uhlenkamp made a motion to approve committee membership as discussed, Bryan Schmidt seconded the motion. The motion carried by unanimous vote.

- LRA update. The Executive Director of the LRA, Monty Force, gave an informational address regarding the transfer and future development of the Buckley Annex. Lowry Redevelopment Authority has been negotiating with the Air Force for the transfer of the land since April/May of 2011. At this time, the terms of transfer have been agreed upon in principal. The terms are being committed to formal documents of transfer, which transfer should occur in late February or March of 2012. First step after transfer will be to go through the City development process, based upon the prior drafted plan (with some inevitable revisions to bring it into current economic reality). The development is anticipated to be about 70 acres, 35 of which are developable. LRA is hopeful of breaking ground on infrastructure in late summer 2012. About 800 total Units are anticipated. Around 400 would be apartments, 150 single family detached, and the remainder condominiums. Questions were posed from the Board and Owners in attendance regarding development plans, proposed amenities, reserve fund and contribution impact. The question was also posed what school district the development will be in.

COMMITTEE REPORTS:

Finance Committee:

- The Finance Committee met on January 25, 2012. Year 2011 was finished with an operating budget surplus of approximately \$46,000. The Finance Committee discussed transferring the surplus into the Reserve Fund. Investments are up about 3.5% since inception about a year and a half ago. Approval of year end financials occurred. Bryan Schmidt moved to approve the year end financials. Jolene White seconded the motion. After offering owners in attendance the opportunity to comment, the motion carried unanimously.

Buildings and Grounds Committee (BAG):

- Proposed Reserve-Funded Projects for 2012. Bryan Schmidt discussed the idea of the installation of xeriscaping in the median area of Roslyn Street. The intent would be to replace the sod with low water consumption plants and change out the sprinkler system. An approved set of drawings have been completed, and bidding process can begin immediately if the Board approves. Patrick Heck commented on the timing of the payback on the project (from water saved) being approximately 60-100 years. Comment was made regarding whether there were more priority items for use of the capital improvement fund, like signage. Allie commented that the focus should change to starting fresh with xeriscaping in Buckley Annex in medians that the LCMA will eventually have to take over. The data regarding the water savings from precision nozzles was reviewed, and there was discussion regarding proceeding with further precision nozzle installation. The net cost to do the entire nozzle replacement project is approximately \$64,000 with a rebate of \$20,000 from the Denver Water Department. The bid was accepted and signed by the Board.
- Linear Park needs some maintenance. Option 1 is maintenance only (\$10,500). Option 2 is maintenance plus some improvements (including planting native trees and flowers along stairwells, for a total of approximately \$35,500). Option 3 is pulling out native grasses on north side and installing sod (\$60,000). Patrick Heck discussed the Finance Committee's take, which is that LRA needs to be approached to see whether they will fund some improvements, and the Owners in the area need to be approached to see what they would prefer. After this, the recommendation is that the BAG Committee presents their recommendation to the Board later in the spring.
- Proposed Signage Plan. BAG approved the signage plan for the old wooden sign removal and replacement. With regard to the park signage, the quote is approximately \$26,000. Bill Munn moved to approve options 1, 4 and 5 in the signage estimate/report and Mike Uhlenkamp

seconded the motion. All Directors were in favor and the motion carried. The remaining two signage initiatives will be addressed by the Communications Committee, to be addressed on the website.

Events Committee:

- Allie suggested that a sign-up sheet be incorporated at events and meetings to gain the help of volunteers from amongst interested Members.

Communications Committee:

- Proposed Website Updates. Mary Carr gave a presentation regarding the Committee's recommended and proposed updates and improvements to the LCMA website and web-presence. Initiatives included creating a better, more user-friendly business directory, incorporating a Google Maps function in the website, incorporating new navigation tools, issues regarding updating the website, and selling advertising space on the e-newsletter. The Board generally agreed that all of the initiatives would be worthwhile and would improve the website greatly. The Board agreed that the updates should be incorporated, but preferred to delay the Google Maps project until later in the 2012 year. Finally, the Board agreed to allow businesses to pay for advanced listings on the website for a reasonable fee, and to allow home businesses within Lowry to advertise as well.

Governance Committee:

- Community survey. The Governance Committee met in January and discussed doing another community survey. Mary Carr will take the lead on what questions to ask. Jolene White suggested that the survey wait until after the Buckley Annex announcement. Allie suggested re-addressing adding a pool facility as a part of this effort, informing the residents of the potential costs and gauging interest. Bill Munn suggested gathering some financial figures regarding adding a pool, so that various scenarios can be set forth in the survey. No specific date has yet been set for putting out the survey.
- Assessments by square footage. At the most recent annual meeting a question was asked regarding altering the way assessments are levied. The question was whether they can be assessed on a square footage basis, rather than on a Unit basis? The issues with this were that square footages often change. Also, smaller square footages often equate to higher density, so there is not a direct proportionality to the impact on common expenses, wear and tear, and other issues that impact upon how assessments are allocated and common expenses are incurred. Several Owners gave their comments supporting a change in how assessments are allocated. The Owners clarified that they believe assessments should be based on factors including density, square footages and the relative value of the property. Karen Becker raised the issue of the difficulty and cost of pursuing a Declaration amendment in order to change the allocation methods. No action was taken by the Board on this issue.

Executive Director's Report:

- No further Executive Director's report was given.

OTHER ACTION/NEW BUSINESS:

- No new business was discussed.

NEXT MEETINGS:

- LCMA Board meeting – Thursday, March 22, 2012 at 6:00 p.m. at the Eishenhower Chapel

ADJOURNMENT:

Motion to adjourn made by Patrick Heck and seconded by Mike Uhlenkamp. The motion carried by unanimous vote.

Meeting adjourned at approximately 8:40 p.m.