

**LOWRY COMMUNITY MASTER ASSOCIATION, INC**  
**ANNUAL MEETING**  
**December 10, 2013**

**Call to Order**

The meeting was called to order by Rob Norris at 6:17 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 David Firmin 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. Approximately 873 units were represented at the meeting (approximately 22% 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 2012 Annual Meeting Minutes**

The draft of the 2012 Annual Meeting Minutes were read. The paragraph regarding board candidates read as follows:

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

Rob Norris moved to amend this paragraph to state "five candidates" instead of "four candidates" and to approve the 2012 Annual Meeting minutes as amended. The motion was seconded. The minutes for the 2012 Annual Meeting were unanimously approved as amended.

**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 9 candidates who submitted their names prior to the meeting: Gary Duke, Teresa Zoltanski, Mark Barela, Betty Jean Dayoub, Bruce Garfield, David Harlor, Troy Moore, Robert Norris, and Andrew Wasson.

There were no nominations from the floor.

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

- **Approval of the 2014 Budget**

The 2014 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 2014 budget is deemed approved by the owners unless a majority of all owners veto the budget at the meeting. Because only approximately 22% 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 the budget is deemed ratified.

- **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.

Robert Norris, Gary Duke and David Harlor were elected to the Board for three-year terms.

### **Adjournment**

A motion to adjourn was made and second. There being no objections, the meeting was adjourned at approximately 8:00 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:

- Break-ins
- Dog Waste
- Good Neighbor Agreement regarding Hangar 2
- The condition of the Town Center
- Dead and dying trees
- Lack of use of Jackie Robinson field
- Mowing of the wetlands