

**MINUTES**  
**LOWRY COMMUNITY MASTER ASSOCIATION, INC.**  
**ANNUAL AND BUDGET RATIFICATION MEETING**  
**December 11, 2014**

**WELCOME & INTRODUCTIONS**

President Josh Thall welcomed everyone in attendance and introduced Board members in attendance. Josh introduced guests, Mike Borquez and Scott Marsh, of the Denver Police Department, District 3. Josh Thall also introduced Executive Director Mary Carr and Randy Dunton of MSI (the Association's community manager), and Trish Harris of HindmanSanchez (the Association's legal counsel).

**CALL TO ORDER**

The meeting was called to order by Joshua Thall at 6:06 p.m.

**ROLL CALL – Confirm 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. 819 units were represented at the meeting, either in person or by proxy (approximately 20% of the members). Therefore, quorum existed.

**PROOF OF NOTICE**

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

**APPROVAL OF 2013 ANNUAL/BUDGET MEETING MINUTES**

With no objections, the reading of the draft of the 2013 Annual Meeting minutes was waived. Motion to approve the 2013 Annual Meeting minutes was made by Doug Roth and seconded by Patrick Ryder. The 2013 Annual Meeting minutes were approved unanimously.

**NEW BUSINESS**

- **LCMA Board Elections**

Joshua Thall advised that there were three board positions up for election, each with a three-year term. There were eight candidates who submitted their names prior to the meeting: Jolene White, Mark Barela, Steve Ambrose, Alecia Miller, Stephen Nagle, Jane Robinson, Doug Roth, and Patrick Ryder.

There were no nominations from the floor.

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

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 Randy Dunton, the Association's community manager with MSI.

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

Mark Barela, Jolene White, and Alicia Miller were elected to the Board for three-year terms.

- **Ratification of the 2015 Operating Budget**

The 2015 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.

Josh Thall announced that, per Colorado law, the 2015 budget is deemed approved by the owners unless a majority of all members veto the budget at the meeting. Because only approximately 20% of the owners were in attendance, either in person or by proxy, the budget could not be vetoed by a majority of all of the owners, and so the budget is deemed ratified.

## **ADJOURNMENT**

A motion to adjourn was made and seconded. There being no objections, the meeting was adjourned at approximately 6:34 p.m.

## **GENERAL DISCUSSION**

Following the adjournment of the annual meeting, Mary Carr discussed the highlights of the year for the Association.

An owner forum was held to allow owners to ask questions, express concerns or provide feedback. Owners commented on and asked questions about:

- The level of the Association's capital reserve account and what those funds are used for
- The individual purpose assessment for alley maintenance
- Responsibility for maintenance of sidewalks
- Break-ins
- Good Neighbor Agreement regarding Hangar 2
- Concern about streetside mechanicals and landscaping on Rampart
- Condition of the Town Center, primarily the deferred maintenance of Albertsons
- Dead and dying trees