

**MINUTES
LOWRY COMMUNITY MASTER ASSOCIATION, INC.
DIRECTORS MEETING
April 24, 2014**

CALL TO ORDER: Josh Thall called the meeting to order at 6:04 p.m.

ROLL CALL: The following were present:

- Board of Directors – Josh Thall, Rob Norris, Gary Duke, Joel Malecka, Jolene White, Ed Fronheiser, David Harlor, and Mark Barela.
- Mary Carr, LCMA Executive Director
- Trisha K. Harris, Esq. HindmanSanchez, P.C.
- Randy Dunton and Garon Duncan, MSI, LLC

PUBLIC COMMENT:

- Christine O'Connor, an owner within Lowry and the President of the Lowry United Neighborhoods gave an update on IRG's environmental clean up plans for Lowry Vista. The Board advised that the LCMA has no authority over the environmental remediation, and that the LCMA's authority is limited to reviewing any development plans for the site, once submitted, to ensure compliance with the covenants and design guidelines of the LCMA.

ACTION ITEMS:

- Motion to amend the agenda to add an item to discuss the use of the Public Comment portion of the meeting was made by Rob Norris and seconded by Joel Malecka. The motion carried unanimously.
- Approve Board meeting minutes from March 27, 2014: Motion to approve the March 27, 2014 Board meeting minutes was made by Josh Thall, with one revision to correct the spelling of Dave Harlor's name under the first bullet point in the Action Items section, and seconded by Gary Duke. The motion carried unanimously, with Rob Norris abstaining.
- Ratify Aspens & Moon Easement. Motion to ratify Aspens & Moon Easement was made by Rob Norris and seconded by Josh Thall. The motion carried unanimously.
- Review Holiday Lighting Proposal: Executive Director Mary Carr presented a bid from the Enchanted Forest for the holiday lighting for \$23,475. The Board discussed the LCMA's history in relation to the holiday lighting, the cooperation of Weingarten regarding the lighting and options for other areas in the community where lighting may be desired or appropriate. Motion to contribute \$5,000 to the Town Center lighting this year, which is the amount Weingarten has committed to paying as well, and then revisit overall plans for lighting next year was made by Gary Duke and seconded by Jolene White. Josh Thall, Gary Duke, Joel Malecka, Jolen White, Dave Harlor and Mark Barela voted in favor except. Rob Norris voted again. Ed Fronheiser abstained. The motion carried with a majority vote in favor.
- Approve 11th Ave Fence Bid: Randy Dunton presented the bid. Motion to approve the 11th Avenue fence bid was made by Rob Norris and seconded by Ed Fronheiser. The motion carried unanimously.
- Approve Park Use Policy & Reservation Agreement: Mary Carr discussed the drafts of the Park Use Policy and Reservation Agreement, as well as the rationale behind having the policy and agreement drafted. The Board discussed the pros and cons of having such a policy and requiring an agreement for use of the parks for events hosted by owners. No motion was made to approve the Park Use Policy or the Reservation Agreement. Rather, Mary Carr and Trish Harris will work on drafting more general rules regarding the use of the parks and signage for the parks advising that the parks are private property.

- Appoint LCMA Treasurer: The LRA has appointed Gary Duke as a member of Board of Directors the new Boulevard One association. Gary Duke does not feel he can devote sufficient time to the Boulevard One and to his duties as the Treasurer of the LCMA. As such, Gary Duke has resigned as Treasurer of the LCMA. Motion to appoint Dave Harlor as Treasurer was made by Rob Norris and seconded by Joel Malecka. The motion carried unanimously.

COMMITTEE REPORTS:

Executive Committee

- Approval of March 2014 financials. The Executive Committee recommends approving the March 2014 financial statements. Motion to approve the March 2014 financial statements was made by Gary Duke and seconded by Rob Norris. The motion carried unanimously.

Buildings and Grounds Committee (BAG):

- Revised BAG Committee Charter: The BAG Committee Charter was revised in relation to operation of the LDRC. Motion was made to approve the revised BAG Committee Charter was made by Josh Thall and seconded by Dave Harlor. The motion carried unanimously.
- Trash Covenant Enforcement: Randy Dunton discussed that trash can violations, where owners are leaving trash cans outside of their homes and are not screening them from view, are the most prevalent violations for which he sends letters. Randy Dunton and Trish Harris will work on revisions to the LCMA's enforcement procedures to attempt to streamline the enforcement process for trash can violation or otherwise make the enforcement process easier to manage.
- E. T. Controller Bid: All sprinkler controllers, when in need of replacement, are being replaced with E.T. controllers, which help to save water. This is in the reserve plan budget to phase in the E.T. controllers in. Motion to approve the E.T. controller bid for the next phase was made by Josh Thall and seconded by Ed Fronheiser. The motion carried unanimously.

Events Committee

- Josh Thall discussed the 20th Anniversary event being hosted by the Foundation, and changes to the plan made by the Foundation. The Board tabled this item until it gets additional information from the Foundation regarding the plans for the events and other sponsorships the Foundation is seeking to fund the event.

OTHER BUSINESS:

- Use of the Public Comment portion of the meeting: The Board discussed having some sort of protocol for the Public Comment portion of the meeting, and reviewed the LCMA's existing Conduct of Meetings Policy.

NEXT MEETING:

- LCMA Board Meeting – June 26, 2014 at 6:00 p.m., at the Eisenhower Chapel.

ADJOURNMENT:

Motion to adjourn was made by Rob Norris and seconded by Gary Duke. The meeting adjourned at approximately 8:00 p.m.