

MINUTES
LOWRY COMMUNITY MASTER ASSOCIATION, INC.
DIRECTORS MEETING
August 27, 2015

CALL TO ORDER: Joel Malecka called the meeting to order at 6:11 p.m.

ROLL CALL: The following were present:

- Board of Directors –Rob Norris, Joel Malecka, Jolene White, Dave Harlor, Makala Hubbell, Matt Alcorn, and Alicia Allen.
- Mary Carr, LCMA Executive Director
- Elina B. Gilbert, Esq. HindmanSanchez, P.C.
- Jennifer Bublitz, MSI, LLC
- Kathleen Merrit, MSI, LLC

PUBLIC COMMENT: None

ACTION ITEMS:

- Approve Board meeting minutes from June 25th, 2015; Motion to approve made by Matt Alcorn and seconded by Rob Norris. **Motion passed unanimously.**
- Jennifer Bublitz 90-day review—Discussion with Kathleen Merit (Jennifer left the room).

COMMITTEE REPORTS:

Executive Committee:

- July 2015 Financials:
 - Dave Harlor discussed financials indicating LCMA is carrying a positive budget for grounds and water and is overfunded in reserves.
 - Motion to approve financials made by Rob Norris and seconded by Dave Harlor. **Motion passed unanimously.**
- 2016 Operating Budget: Tabled to end of meeting.
- Future of Lowry:
 - Motion made by Rob Norris to defer to Executive Committee. Second by Joel Malecka. **Motion passed unanimously.**

Buildings and Grounds Committee (BAG):

- 6th Avenue Water IPA:
 - Dave Harlor discussed water IPA and indicated LCMA now has accurate numbers. Dave further indicated 88% of people on 6th Avenue will have decrease in water IPA. The 12% of owners who have increased IPA's have side yards that are being watered.
 - Motion made by Dave Harlor and seconded Matt Alcorn to approve water IPA. **Motion passed unanimously.**

- Alley IPA:
 - Mary Carr discussed and indicated LCMA is adding 146 units that access their garage by LCMA owned streets. Mary indicated additional information is needed with respect to private streets in Lowry.
 - Mary Carr recommended Board agree to add 146 units to Alley IPA and not factor in private streets in the 2016 budget, but leave in general reserve study.
 - Motion made by Makala Hubbell and seconded by Rob Norris to accept Mary's recommendation. **Motion passed unanimously.**
 - Letters to alley IPA homes to be crafted and distributed by BAG.
- 2015 Reserve Study:
 - Mary Carr discussed and indicated LCMA has first draft but a few changes need to be made. Will be discussed by BAG at September meeting and then at the Board meeting in September.
- BAG Charter update:
 - Motion to modify charter to allow BAG to hear covenant violation appeals made by Alicia Allen and second by Rob Norris. **Motion passed unanimously.**

Executive Director's Report:

- Non-LCMA Calls/Emails:
 - Mary Carr discussed various inquiries she tracked that are not LCMA obligation and reported on the various topics. Discussion ensued regarding lack of response from City across all departments.
 - Suggestion made by Rob Norris to formulate questions for survey to obtain information from owners in order to have more information about examples and perceptions of failure to respond. Once data collected a meeting will be held with the Mayor to discuss concerns.

2016 Operating Budget (continued from earlier):

- 2016 Operating Budget
 - Mary Carr discussed big-ticket items to be considered by Board with respect to possible budget increases. General topics of discussion included: adding addendum to MSI contract for additional administrative services, landscaping grant, and events budget. The actual budget will be discussed at the September Board meeting.

NEXT MEETING:

- The next LCMA meeting is scheduled for Thursday, September 24th, 2015 at 6:00 p.m. at the Eisenhower Chapel.

ADJOURNMENT:

Motion to adjourn was made by Jolene White and seconded by Joel Malecka. The meeting adjourned at 7:58 p.m.