

MINUTES
LOWRY COMMUNITY MASTER ASSOCIATION, INC.
DIRECTORS MEETING
January 28, 2016

CALL TO ORDER: Josh Thall called the meeting to order at 6:11 p.m.

ROLL CALL: The following were present:

- Board of Directors – Joel Malecka, Dave Harlor, Makala Hubbell, Alicia Allen, Josh Thall, Matt Alcorn, Rob Norris, Brigitte Sinclair
- Mary Carr, LCMA Executive Director
- David A. Closson, Esq. HindmanSanchez, P.C.

PUBLIC COMMENT:

- Jim Lusche, President Lowry Foundation – Mr. Lusche provided an update to the Board regarding the activities of the foundation in 2015 and anticipated activities for 2016. He also discussed the possibly formation of a working group between the LCMA and foundation.

ACTION ITEMS:

- **Ratify Brigitte Sinclair's Appointment to the LCMA Board.**
 - Motion by Josh Thall to appoint Brigitte Sinclair to the Board to fill the vacancy created by the resignation of Jolene White seconded by Rob Norris. **Motion passed unanimously.**
- **Approve Board meeting minutes from November 2nd, 2015.**
 - Motion to approve made by Dave Harlor and seconded by Alicia Allen. **Motion passed unanimously.**
- **Review Annual Meeting Minutes from December 8, 2015.**
 - Motion to recommend draft minutes to membership for approval at next annual membership meeting pending confirmation of spelling of candidate names made by Dave Harlor and seconded by Joel Makecka. **Motion passed unanimously.**
- **Sign/Approve Resolutions**
 - 2016 LCMA Board Meeting Schedule (2016-01).
 - Motion by Joel Malecka to approve proposed resolution 2016-01 setting the Board meeting dates for 2016 and seconded by Rob Norris. **Motion passed unanimously.**
 - 2016 Annual Meeting Date (2016-02)
 - Motion by Joel Malecka to approve proposed resolution 2016-02 setting the date for the 2016 annual membership meeting for December 8, 2016 and seconded by Rob Norris. **Motion passed unanimously.**
 - 2015 Review of Financial Records (2016-03)
 - Motion by Dave Harlor to approve proposed resolution 2016-03 approving the engagement of Potts & Company to perform a review of the Association's financial statements and tax services seconded by Rob Norris. **Motion passed unanimously.**
- **Appoint Board Officers**
 - Motion by Rob Norris to appoint Josh Thall as President, Joel Malecka as Vice President/Secretary and Alicia Allen as Treasurer seconded by Dave Harlor. **Motion passed unanimously.**

- **Review Standing Committees and Appoint Committee Members**
 - Motion by Joel Malecka to appoint members of the Buildings and Grounds Committee, Events Committee, and Executive Committee as published and seconded by Rob Norris. **Motion passed unanimously.**
- **Appoint Future of Lowry Sub-Committee**
 - No formal action taken. Josh Thall agreed to prepare a charter for a new committee to be named the Future of Lowry. It is contemplated that the committee will address issues concerning the future growth and development of the community as well as issues facing the community as it ages. Issues and charter regarding the committee will be discussed at future Board meetings.
- **Appoint LDRC Chair**
 - Motion by Josh Thall to appoint Matt Alcorn to serve as chair of the LDRC and to appoint all other members as published seconded by Rob Norris. **Motion passed unanimously.**
- **Allocate Year-end Excess Operating Funds**
 - Motion by Josh Thall to allocate \$3,500 of the year-end operating cash surplus to the Lowry Foundation Community Grant Program and the remaining year-end cash surplus of approximately \$137,825 to the Association's general reserves with the specific amount allocated to general reserves to be confirmed pending approval of the December 2015 financial statements seconded by Rob Norris. **Motion passed unanimously.**

COMMITTEE REPORTS:

Executive Committee:

- **Approval of September 2015, October 2015 and November 2015 Financials**
 - Josh Thall discussed the September, October, and November 2015 financial statements and indicated that the Executive Committee's recommended approving the statements.
 - Motion by Dave Harlor to approve the September, October, and November 2015 financial statements as published and seconded by Alicia Allen. **Motion passed unanimously.**
- **Judicial Foreclosure Recommendation**
 - Josh Thall discussed the assessment delinquency concerning account number 108316610-1 and the Executive Committee's recommendation to foreclose on the unit.
 - Motion by Rob Norris to foreclose on the property with account number 108316610-1 and to execute the proposed foreclosure resolution seconded by Dave. **Motion passed unanimously.**

Buildings and Grounds Committee (BAG):

- Dave Harlor provided an update on the affair of BAG including revisions to design guidelines regarding parking lots and artificial turf, enforcement efforts concerning house painting, alleyway snow removal issues, and signage guidelines.
- Hangar 2 Rocket Ship: Landmark Preservation Approval, LDRC. There was a general discussion regarding concerns concerning the proposed Rocket Ship including traffic, safety, character, homeowner opposition, compliance with design guidelines, and the Board's desire to speak with the LDRC prior to a final vote on the proposal. Mary Carr will investigate the current status of the proposal and report back to the Board.

Executive Director's Report:

- Mary Carr provided an update regarding a possible event planner to assist with upcoming events such as movie night, concert in the park, and wine walk. Mary also discussed the recent theft of holiday decorations in the community.

EXECUTIVE SESSION:

- The Board entered into executive session at 8:22 p.m. to discuss issues with legal counsel concerning the imposition of individual purpose assessments.

- The Board exited executive session at 8:48 p.m.

Individual Purpose Assessment Regarding Alleys:

- Motion by Alicia Allen to decrease the previously imposed Alley IPA to the 31 unit owners of Homestead by 50% due to dual primary access to their residences via public street and private alley and seconded by Rob Norris. **Motion passed unanimously.**

NEXT MEETING:

- The next LCMA meeting is scheduled for February 26, 2016 at 6:00 p.m. at the Eisenhower Chapel.

ADJOURNMENT:

Motion to adjourn was made by Josh Thall and seconded by Rob Norris. The meeting adjourned at 8:52 p.m.