

**MINUTES
LOWRY COMMUNITY MASTER ASSOCIATION, INC.
DIRECTORS MEETING
June 27, 2013**

CALL TO ORDER: Rob Norris called the meeting to order at 6:12 p.m.

ROLL CALL: The following were present:

- Board of Directors – Rob Norris, Jolene White, Josh Thall, Elizabeth Paulsen, Ed Fronheiser, and Makala Hubble (arrived at 6:19 p.m.).
- Mary Carr, LCMA Executive Director
- Trisha Harris, Esq., and Jeff Smith, Esq., HindmanSanchez, P.C.
- Karen Becker, MSI, LLC
- Owners present: Michelle Verges, Jenny Jack and Kathie Studer

Quorum of the Board of Directors was present.

PUBLIC COMMENT:

- Kathie Studer, who lives in the northeast area of Lowry, attended to discuss trees along her street that have died or are failing to thrive.
- Jenny Jack discussed weeds in the yards of some homes, also in the northeast area of Lowry.

ACTION ITEMS:

- Approval of April 25, 2013 Board Meeting Minutes: Motion to approve the April 25, 2013 minutes was made by Jolene White and seconded by Josh Thall. After offering owners present an opportunity to comment, the motion carried unanimously. (Note that Elizabeth Paulsen had to leave the room for a while and was not present at the time of the vote, but quorum still existed for the vote).
- HOA Legislation Update: Tabled to the August meeting.
- Resolutions
 - Collection Policy: Motion to approve the revised collection policy was made by Rob Norris and seconded by Ed Fronheiser. After offering owners present an opportunity to comment, the motion carried unanimously. (Note that Elizabeth Paulsen had to leave the room for a while and was not present at the time of the vote, but quorum still existed for the vote)
 - Investment Policy: Rob presented the revised policy and explained that the Executive Committee wanted to take a more conservative approach in relation to allocation of investments, which is focused on preservation of capital and preservation of purchasing power. If approved, the executive committee would take the next step in reallocating the investments. Motion was made by Rob Norris to adopt the revised investment policy and seconded by Josh Thall. After a discussion regarding the balance between the risks associated with fixed assets versus equity investments, motion was made by Rob Norris to amend the prior motion and to approve the revised investment policy, with one change to maximize equity at 25, which was seconded by Ed Fronheiser. After offering owners present an opportunity to comment, the motion carried unanimously.
 - Motion to authorize the Executive Committee to develop and execute a plan to restructure the investment accounts pursuant to the revised investment policy and to separate the reserves and operating accounts was made by Rob Norris and seconded by Josh Thall. After offering owners present an opportunity to comment,

the motion carried unanimously.

- Authorization of BAG Chair to Sign Contracts: Motion to approve the resolution to authorize BAG to approve certain contracts and for the Chair of BAG to sign such contracts was made Jolene White and seconded by Elizabeth Paulsen. After offering owners present an opportunity to comment, the motion carried unanimously (Note that Elizabeth Paulsen had to leave the room for a while and was not present at the time of the vote, but quorum still existed for the vote).

COMMITTEE REPORTS:

Executive Committee

- Approve May 2013 Financials: Karen Becker gave an update on the current financials. Motion to approve the May 2013 financials was made by Makala Hubbel and seconded by Rob Norris. After offering owners present an opportunity to comment, the motion carries unanimously. (Note that Elizabeth Paulsen had to leave the room for a while and was not present at the time of the vote, but quorum still existed for the vote).

Buildings and Grounds Committee (BAG):

- Irrigation Issues
 - East Park Pump: Mary Carr reported that there are issues with a park in East Park. The pump to for the irrigation system needs to be serviced by a certified person, so Keeson can't service it. As a result, there is not enough pressure to adequately water. Keeson has been adjusting the irrigation system, but it may be a couple of weeks to get parts to service the pump.
 - Stolen Backflows: Mary Car reported that there has been a problem with backflows getting stolen. It costs approximately \$1,500 each time when one is stolen, plus the loss of water due to the removal of the backflows. The police have been called each time. There will be a notice going out to owners so that owners can be aware and keep an eye out. Mary Carr and Karen Becker are exploring options to try to prevent this in the future, and will take this up with BAG.
 - Water Usage: Karen discussed that the Association saved almost 2 million gallons of water over what the Association used YTD last year, thanks in large part to Keeson really watching it.

Executive Director

- Party in Parks: Mary Carr reported that people are wanting to have parties in LCMA's parks. Mary Carr suggested that the Board think about adopting a policy about park usage, such as one related to who can reserve it and/or at what point a reservation is necessary. Mary Carr will research this further.
- Blocking Alleys: The LCMA has gotten requests from people who want to block their alleys for block parties. Motion to have a rule drafted to prohibit such use for review by the Board at the next meeting was made by Jolene White and seconded by Rob Norris. After offering owners in attendance the opportunity to comment, the motion carried unanimously. (Note that Elizabeth Paulsen had to leave the room for a while and was not present at the time of the vote, but quorum still existed for the vote)
- Quebec Corridor Alternatives Analysis: The LCMA has been offered a seat on a city committee that is looking at widening Quebec. Josh Thall volunteered to sit on the committee.

EXECUTIVE SESSION:

Rob moved to go into executive session to discuss legal matters with legal counsel, Josh seconded. After offering owners the opportunity to comment, the motion carried unanimously (Note that Elizabeth Paulsen had to leave the room for a while and was not present at the time of the vote, but quorum still existed for the vote). The Board came out of executive session at approximately 7:35 p.m.

NEXT MEETING:

- LCMA Board Meeting – Thursday, August 22, 2013 at 6:00 p.m., at the Eisenhower Chapel.

ADJOURNMENT:

Motion to adjourn was made by Elizabeth Paulsen and seconded by Ed Fronheiser. The meeting adjourned at approximately 7:35 p.m.

EXECUTIVE SESSION MINUTES:

- Attorney Recommendation for Foreclosure: 7580 E. 6th Avenue. Jeff Smith discussed the recommendation from HindmanSanchez to initiate a foreclosure on this property. Motion to initiate a foreclosure was made by Rob Norris and seconded by Ed Fronheiser. The motion carried unanimously.
- Vacant Lot Membership in Association: Mary Carr, Karen Becker and Trish Harris discussed the issue of classification of vacant land as “units” under the declaration, which would subject them to the declaration, including the payment of assessments and covenant enforcement. Mary Carr, Karen Becker and Trish Harris will work further on the issue.
- Motion to come out of executive session was made by Elizabeth Paulsen and seconded by Ed Fronheiser. The motion carried unanimously.