

**MINUTES  
LOWRY COMMUNITY MASTER ASSOCIATION, INC.  
DIRECTORS MEETING  
May 28, 2015**

**CALL TO ORDER:** Joel Malecka called the meeting to order at 6:21 p.m.

**ROLL CALL:** The following were present:

- Board of Directors – Joel Malecka, Dave Harlor, Mark Barela, Alicia Allen, and Matt Alcorn.
- Mary Carr, LCMA Executive Director
- Trish Harris, Esq. HindmanSanchez, P.C.
- Jennifer Bublitz, MSI

**PUBLIC COMMENT:**

- Felicia Siegel, a resident in Lowry, attended to discuss events held at the Wings Over the Rockies Museum, and the impact of increased traffic and other impacts as a result of some of the larger events held there. Her suggestion was to communicate with the Wings Over the Rockies Museum to inquire if there are other routes that may be used to alleviate some of the problems.
- Christine O'Connor attended to discuss the Future of Lowry and inquired about the status of that idea.

**ACTION ITEMS:**

- Approve Board meeting minutes from March 26th, 2015: Motion to approve the March 26th, 2015 Board meeting minutes, with a change to reflect the correct May meeting date to May 28<sup>th</sup> and to correct a typo on page 3 under the Alley IPA section was made by Dave Harlor and seconded by Mark Barela. The motion passed unanimously.

**COMMITTEE REPORTS:**

**Executive Committee:**

- April 2015 Financials: Dave Harlor presented the April 2015 Financials. The Executive Committee recommends approval. Motion to approve the April 2015 financials was made by Alicia Allen and seconded by Dave Harlor. The motion passed unanimously.
- Future of Lowry: Motion was made by Mark Barela and seconded by Dave Harlor to table the issue until the next meeting. The motion passed unanimously.

**Buildings and Grounds Committee (BAG):**

- 6<sup>th</sup> Avenue Water IPA: Dave Harlor presented new information obtained by Mary Carr in relation to the allocation of the 6<sup>th</sup> Avenue Water IPA. Roger Wingate was hired to do a study and measure all of the tree lawns. Roger Wingate created a report showing which tree lawns are served by each of the four LCMA taps. The issue is whether the 6<sup>th</sup> Avenue Water IPA should be allocated on a tap-by-tap basis or allocated on the basis of square footage watered cumulatively. Some monument areas are watered by a drip system, so those areas use less water than a comparable size area watered with a sprinkler system. BAG received Roger Wingate's revised report yesterday. BAG still needs to review the revised report and formulate a recommendation for the Board for the allocation going forward.

- Alley IPA: Dave Harlor presented the report. The new reserve study should be completed by the end of June which will give the LCMA definitive alley area calculations to determine which alley areas should be subject to the Alley IPA in addition to single family homes backing up to LCMA alleys. A subcommittee of BAG is working on this matter to formulate revised allocations.
- Wall / Fence Easements: Mary Carr reported that they are still trickling in.

**Executive Director's Report:**

- Communications Stats: Mary Carr presented a report about the statistics related to communications from the LCMA to owners, such as e-newsletters, Facebook and Twitter, and the open and click rates, followers, etc. related to same.

**OTHER BUSINESS:**

- Receivership: HindmanSanchez provided the Board of Directors with a recommendation that the LCMA initiate a receivership action on a particular unit as a means to collect delinquent assessments. The Board will do some research on the true market value of the unit and may instead wish to proceed with foreclosure.

**NEXT MEETING:**

- The next LCMA meeting is scheduled for Thursday, June 25th, 2015 at 6:00 p.m. at the Eisenhower Chapel.

**ADJOURNMENT:**

Motion to adjourn was made by Dave Harlor and seconded by Alicia Allen. The meeting adjourned at 7:38 p.m.