

MINUTES
LOWRY COMMUNITY MASTER ASSOCIATION, INC.
DIRECTORS MEETING
September 24, 2015

CALL TO ORDER: Josh Thall called the meeting to order at 6:05 p.m.

ROLL CALL: The following were present:

- Board of Directors –Joel Malecka, Jolene White, Dave Harlor, Makala Hubbell, Alicia Allen, Mark Barela and Josh Thall
- Mary Carr, LCMA Executive Director
- Elina B. Gilbert, Esq. HindmanSanchez, P.C.
- Jennifer Bublitz, MSI, LLC

PUBLIC COMMENT:

- Richard Harvey is here b/c he's interested in community and is happy to help
- John McCarty was present as well

ACTION ITEMS:

- Approve Board meeting minutes from August 27, 2015, with two minor revisions. Motion to approve made by Dave Harlor and seconded by Joel Malecka. **Motion passed unanimously.**
- Approve 2015 Holiday Lighting Bid
 - Mary Carr discussed that there may not be enough money to light trees;
 - Bid does not include lighting 41 trees in the Town Center.
 - Mary requested approval of plan.
 - Motion to approve proposed bid made by Jolene White and seconded by Mark Barela. **Motion passed unanimously.**
- Approve 2015 Reserve Study
 - Dave Harlor discussed study.
 - Mary Carr discussed process for obtaining study and she feels comfortable that the 2015 study is complete.
 - Motion to approve study made by Joel Malecka and seconded by Dave Harlor. **Motion passed unanimously.**
- Approve 2014 Audit
 - Motion to approve made by Joel Malecka and seconded by Alicia Allen. **Motion passed unanimously.**
- Approve 2016 Operating Budget
 - Mary Carr discussed history of budgeted assessments and looking five years out. Assessments will stay the same for the next five years using this budget plan
 - On revenue side, LCMA will be in a better place because developments are being made and that will produce more revenue. Also, additional revenue from Alley IPA's.
 - On expenditure side, Dave Harlor discussed Executive Committee review of same.
 - Mary Carr went over biggest changes to budget from prior year.
 - Dave Harlor discussed reserve funding.
 - Motion to approve increase alley IPA's from \$28 to \$30 per quarter and transfer of up to \$100,000 from general reserve fund to alley reserve fund over the next five years to Alley IPA made by Josh Thall and seconded by Jolene White **Motion passed unanimously.**
 - Approval of budget is tabled to the end of the meeting after executive session.

COMMITTEE REPORTS:

Executive Committee:

- August 2015 Financials:
 - Table this to November meeting.

Buildings and Grounds Committee (BAG):

- 6th Avenue Water IPA:
 - No LCMA Board members present at last meeting (per Mary Carr).

Executive Director's Report:

- Board Elections:
 - Current Member Terms: Josh Thall, Makala Hubbell, and Mattt Alcorn's terms are ending this year. Jolene White indicated her desire to transition off the Board.
 - Board Candidate Recommendations: Call for applicants (application link) is on the website, in the newsletter, and on Facebook.
 - Candidate Meetings with Board 10/26-11/30: Mary will update Board next month and advise how many applicants she has.
- Lowry Traffic/Pedestrian/Biker Safety Committee:
 - Mary Carr discussed this issue and indicated an LCMA owner has taken this on. Held meeting and had lots of statistics. Demographics study shows 40% of LCMA residents are either under 18 or over 60. Mary will try to get copy of study.
- Lowry Town Center Merchant's Association:
 - Discussion pertaining to LCMA having events at the Town Center and whether this is something that will continue to occur given Winegarden's exit from the Merchant's Association and from hosting events in the Town Center.

EXECUTIVE SESSION:

- Executive Director compensation adjustment:
 - Motion to move into exec session: made by Joel Malecka and seconded by Jolene White.
 - Mary Carr discussed salary increased and why it was appropriate.
 - Board discussion regarding requested salary increase.
 - Motion to approve salary increase request made by Joel Malecka and seconded by Josh Thall. **Motion approved unanimously.**
 - Motion to leave executive session made by Jolene White and seconded by Alicia Allen.

2016 OPERATING BUDGET APPROVAL:

Motion to approve 2016 operating budget made by Mark Barela and seconded by Alicia Allen.
Motion approved unanimously.

NEXT MEETING:

- The next LCMA meeting is scheduled for Monday, November 2nd, 2015 at 6:00 p.m. at the Eisenhower Chapel.

ADJOURNMENT:

Motion to adjourn was made by Joel Malecka and seconded by Josh Thall. The meeting adjourned at 7:49 p.m.