

**MINUTES**  
**LOWRY COMMUNITY MASTER ASSOCIATION, INC.**  
**ANNUAL AND BUDGET RATIFICATION MEETING**  
**December 8, 2016**

**WELCOME & INTRODUCTIONS**

President Josh Thall welcomed everyone in attendance and introduced Board members in attendance. Josh also introduced Executive Director Mary Carr and Jennifer Bublitz of MSI (the Association's community manager), and Elina Gilbert of HindmanSanchez (the Association's legal counsel).

Joshua Thall advised there were 3 board positions up for election, each with a three-year term.

There were 7 candidates who submitted their names prior to the meeting: Joel Malecka, Dave Harlor, Kevin Cochran, Greg Giuffra, Evan Lasky, Dave Nickolay, and Jane Wilson.

The candidates introduced themselves to the owners present at the meeting.

**CALL TO ORDER**

The meeting was called to order by Joshua Thall at 6:18 p.m.

**ROLL CALL – Confirm Quorum**

According to the Amended and Restated Bylaws of Lowry Community Master Association, the presence of 15% of the members eligible to vote, in person or by proxy, shall constitute a quorum. 1,859 units were represented at the meeting, either in person or by proxy (approximately 42% of the members). Therefore, quorum existed.

**PURPOSE OF MEETING**

No objection to Agenda and it was therefore approved.

**PROOF OF NOTICE**

Josh Thall announced the notice of the meeting was given in accordance with Colorado law and the Association's governing documents.

**APPROVAL OF 2015 ANNUAL/BUDGET MEETING MINUTES**

With no objections, the reading of the draft of the 2015 Annual Meeting minutes was waived. Motion to approve the 2015 Annual Meeting minutes was made by and seconded. The 2015 Annual Meeting minutes were approved unanimously.

**NEW BUSINESS**

- **LCMA Board Elections**

Because the election was a contested election, meaning that there were more candidates running than there were open positions, Colorado law requires the election be done by secret ballot. Ballots were distributed at check in and collected by Mary Carr and Jennifer Bublitz.

The ballots were counted by a neutral third party, Sarah Zhabo from Nolan and Associates.

Joel Malecka, Dave Harlor, and Jane Wilson were elected to the Board.

- **Ratification of the 2017 Operating Budget**

The 2017 budget was sent to all owners in advance of the annual meeting in accordance with Colorado law and was also included in the packet handed out to owners at the meeting.

Josh Thall announced that, per Colorado law, the 2017 budget is deemed approved by the owners unless a majority of all members veto the budget at the meeting. Because only approximately 42% of the owners were in attendance, either in person or by proxy, the budget could not be vetoed by a majority of all of the owners, and so the budget is deemed ratified.

## **ADJOURNMENT**

A motion to adjourn was made and seconded. There being no objections, the meeting was adjourned at approximately 6:27p.m.

## **GENERAL DISCUSSION**

Following the adjournment of the annual meeting, an owner forum was held to allow owners to ask questions, express concerns or provide feedback. Owners commented on and asked questions about:

- Proxy voting
- Construction of new 300 unit apartment building
- Results of traffic study
- Safety concerns with cars being parked too close to stop signs;
- 2017 Budget
- Snow removal
- Mailbox replacement

General discussion concluded at 7:02 pm.