

**MINUTES
LOWRY COMMUNITY MASTER ASSOCIATION, INC.
ANNUAL AND BUDGET RATIFICATION MEETING
December 7, 2017**

WELCOME & INTRODUCTIONS

President Josh Thall welcomed everyone in attendance and introduced Board members in attendance: Joshua Thall, Joel Malecka, Dave Harlor, Jane Wilson, Zach Myhra, Matt Alcorn, Mark Barela. Josh also introduced Executive Director Mary Carr, Jennifer Bublitz of MSI (the Association's Community Manager), and Elina Gilbert of HindmanSanchez (the Association's legal counsel). Josh also introduced guests: City Councilwoman Mary Beth Sussman and Denver Police Department Officer Mike Borquez.

Joshua Thall advised there were three Board of Director seats up for election, each with a three-year term.

There were three candidates who submitted their names prior to the meeting: Zach Myhra, Brigitte Sinclair, and Scott Colvin.

Elina Gilbert briefly spoke about non-contested elections and election by acclamation.

Scott Colvin introduced himself to the owners present at the meeting.

CALL TO ORDER

The meeting was called to order by Joshua Thall at 6:11 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; 982 units were represented at the meeting, either in person or by proxy (approximately 25% of the members). Therefore, quorum existed.

PURPOSE OF MEETING

No objection was made to the meeting 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 2016 ANNUAL/BUDGET MEETING MINUTES

With no objections, the reading of the draft of the 2016 Annual Meeting minutes was waived. Motion to approve the 2016 Annual Meeting minutes was made and seconded. The 2016 Annual Meeting minutes were approved unanimously.

NEW BUSINESS

- **LCMA Board Elections**

Because the election was an uncontested election, meaning that there were no more candidates running than there were open positions, all three candidates were elected by acclamation. No objections from the members. No nominations from the floor.

- **Ratification of the 2018 Operating Budget**

The 2018 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 2018 budget is deemed approved by the owners unless a majority of all members veto the budget at the meeting. Because only approximately 25% 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 was deemed ratified.

ADJOURNMENT

A motion to adjourn was made and seconded. There being no objections, the meeting was adjourned at approximately 6:20 pm.

GENERAL DISCUSSION

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

- Mary Beth Sussman introduced herself and indicated she was there to answer questions
- Michael Borquez introduced himself and discussed auto thefts in Lowry and general safety updates

Owners commented on and asked questions about:

- Crime in the community
- Budget
- Capital reserve account
- Traffic and parking
- Boulevard One
- Future development

General discussion concluded at 6:58 pm.