

**MINUTES
LOWRY COMMUNITY MASTER ASSOCIATION, INC.
ANNUAL AND BUDGET RATIFICATION MEETING
December 6, 2018**

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, Mikala Hubbel, Brigitte Sinclair, and Matt Alcorn. Josh also introduced Executive Director Mary Carr, Jennifer Bublitz of MSI (the Association's Community Manager), and Elina Gilbert of Altitude Community Law (the Association's legal counsel). Josh also introduced guests: City Councilwoman Mary Beth Susman 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 five candidates who submitted their names prior to the meeting: Matt Alcorn, Robin Ault, Josh Thall, Jessie Johnson (not present at meeting), and Theresa Zoltansky.

Matt, Robin, Josh, and Theresa introduced themselves to the owners present at the meeting.

CALL TO ORDER

The meeting was called to order by Joshua Thall at 6:25 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; 1,267 units were represented at the meeting, either in person or by proxy (approximately 32% 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 2017 ANNUAL/BUDGET MEETING MINUTES

With no objections, the reading of the draft of the 2017 Annual Meeting minutes was waived. Motion to approve the 2017 Annual Meeting minutes was made and seconded. The 2017 Annual Meeting minutes were approved unanimously.

NEW BUSINESS

- **LCMA Board Elections**

Josh Thall explained that because the election was contested (more people running than open positions) secret ballots must be used. No nominations from the floor. Vote was

taken and ballots were collected for counting by neutral third party accounting representative.

- **Ratification of the 2019 Operating Budget**

The 2019 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 2019 budget is deemed approved by the owners unless a majority of all members veto the budget at the meeting. Because only approximately 32% 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.

The floor was opened to owners for budget related questions. Questions were asked with respect to variances in the budget and reserve account issues.

ADJOURNMENT

A motion to adjourn was made and seconded. There being no objections, the meeting was adjourned at approximately 6:43 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 Susman introduced herself and discussed current happenings in Lowry.
- Michael Borquez introduced himself and discussed crime in Lowry and general safety updates

Owners commented on and asked questions about:

- Crime in the community
- Security
- Development in the community
- Denver Hospice expansion

General discussion concluded at 7:19 pm.

Election results were announced: Josh Thall, Matt Alcorn, and Robin Ault were all elected to the Board.