

**MINUTES**  
**LOWRY COMMUNITY MASTER ASSOCIATION, INC.**  
**DIRECTORS' MEETING**  
**(Electronic Meeting via Zoom)**  
**August 26, 2021**

**CALL TO ORDER:** Joel Malecka called the meeting to order at 6:05 p.m.

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

- Board of Directors –Jane Wilson, Zach Myhra, Joel Malecka, Dave Harlor, Bill Skewes, Jessie Johnson, and Robin Ault
- Mary Carr, LCMA Executive Director
- Elina B. Gilbert, Esq. Altitude Community Law, P.C.
- Jennifer Bublitz, MSI, LLC

Not Present: Brigitte Nelson

**PUBLIC COMMENT:**

- Sherry Powe, general manager of 24-Hour Fitness, was present to observe the meeting.

**ACTION ITEMS:**

- Approve Board of Directors Meeting Minutes from June 24, 2021
  - Motion to approve minutes made by Jessie Johnson and seconded by Jane Wilson.  
**Motion passed unanimously.**
- 2022 Operating Budget: Update
  - Dave Harlor discussed status of 2022 budget and issues surrounding same.
- Discussion regarding 2020 audit of financials
  - Dave Harlor discussed 2020 audit and results of same.
- Approve 2021 Audit Proposal
  - Dave Harlor recommended engagement of proposed auditor.
  - Motion to approve audit proposal made by Jessie Johnson and seconded by Bill Skewes.  
**Motion passed unanimously.**
- Approve Updated Inspection of Records Policy
  - Tabled to next month.

## **COMMITTEE REPORTS:**

- **Executive Committee Report:**

- Approve May and June 2021 Financials
  - Dave Harlor discussed financials and recommended approval.
  - Motion to approve financials made by Joel Malecka and seconded by Jessie Johnson. **Motion passed unanimously.**
- 2021 Board Elections—6 seats
  - Board discussion regarding positions up for election, terms, and whether incumbents want to run again.
- Annual Meeting--COVID
  - Discuss options for annual meeting.

- **Building and Grounds Committee**

- Dave Harlor provided update as to activity of Committee and irrigation system.

- **LDRC**

- Jessie Johnson discussed recent requests and status of same.

- **Executive Director's Report**

- Mary Carr discussed issues such as social events, USPS update, and format of Board of Directors meetings.

## **NEXT MEETING:**

Next meeting: Thursday, September 23, 2021, at 6 p.m.

## **ADJOURNMENT:**

Motion to adjourn was made by Jessie Johnson and seconded by Robin Ault. The meeting adjourned at 7:13 p.m.