

**MINUTES  
LOWRY COMMUNITY MASTER ASSOCIATION, INC.  
ANNUAL AND BUDGET RATIFICATION MEETING  
December 5, 2019**

**WELCOME & INTRODUCTIONS**

President Joel Malecka welcomed everyone in attendance and introduced Board members in attendance: Dave Harlor, Jane Wilson, Zach Myhra, Brigitte Nelson, Matt Alcorn, Jessie Johnson, and Bill Skewes. Joel 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). Joel introduced guests: City Councilwoman Amanda Sawyer and Denver Police Department Officer Matthew Grimsley.

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

There were four candidates who submitted their names prior to the meeting: Dave Harlor, Joel Malecka, Jane Wilson, and Kittie Hook.

Each of the candidates introduced themselves to owners present at the meeting.

**CALL TO ORDER**

The meeting was called to order by Joel Malecka at 6:14 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; 967 units were represented at the meeting, either in person or by proxy (approximately 24% of the members). Therefore, quorum was present.

**MEETING AGENDA**

No objection was made to the meeting Agenda and it was therefore approved.

**PROOF OF NOTICE**

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

**APPROVAL OF 2018 ANNUAL/BUDGET MEETING MINUTES**

With no objections, the reading of the draft of the 2018 Annual Meeting minutes was waived. Motion to approve the 2018 Annual Meeting minutes was made and seconded. The 2018 Annual Meeting minutes were approved unanimously.

**NEW BUSINESS**

- **LCMA Board Elections**

Joel Malecka explained that because the election was contested (more people running than open positions) secret ballots must be used. Vote was taken and ballots were collected for counting by neutral third party accounting representative.

- **Ratification of the 2020 Operating Budget**

The 2020 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.

Joel Malecka announced that, according to Colorado law, the 2020 budget is deemed approved by the owners unless a majority of all members veto the budget at the meeting. Because only approximately 24% 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 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 about:

- Traffic concerns
- Boulevard One
- Future development
- Amanda Sawyer discussed current measures and initiatives by Denver including “safe routes” to schools and neighborhood watch programs.
- Officer Grimsley discussed process for submitting information to police department

Election results were announced: Dave Harlor, Joel Malecka, and Jane Wilson were all elected to the Board.

Joel Malecka discussed member survey results and 2020 initiatives.

General discussion concluded at 7:03 pm.