

**MINUTES**  
**LOWRY COMMUNITY MASTER ASSOCIATION, INC.**  
**BUDGET RATIFICATION MEETING (via Zoom)**  
**AND**  
**ANNUAL MEETING (via Zoom)**  
**December 2, 2021**

**WELCOME & INTRODUCTIONS**

President Joel Malecka welcomed everyone in attendance and introduced Board members in attendance: Brigitte Nelson, Dave Harlor, Jane Wilson, Sherry Powe, and Bill Skewes. Joel mentioned directors who were not able to attend meeting: Zach Myhra, Jessie Johnson, and Robin Ault. 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 also explained that the evening will consist of two separate legal meetings and how these meetings will run.

**BUDGET RATIFICATION MEETING**

**CALL TO ORDER**

The meeting was called to order by Joel Malecka at 6:13 p.m.

- **Ratification of the 2022 Operating Budget**

The 2022 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 2022, budget is deemed approved by the owners unless a majority of all members veto the budget at the meeting. Because only approximately 26% 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**

Budget Ratification Meeting was adjourned at approximately 6:15 pm.

**ANNUAL MEETING**

**CALL TO ORDER**

The Annual Meeting was called to order by Joel Malecka at 6:16 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; 1105 units were represented at the meeting, either in person or by proxy (approximately 26% of the members). Therefore, quorum was present.

## **PROOF OF NOTICE**

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

## **APPROVAL OF 2019 ANNUAL AND BUDGET RATIFICATION MEETING MINUTES AND 2020 BUDGET RATIFICATION MEETING MINUTES**

With no objections, the reading of the 2019 Annual and Budget Ratification Meeting minutes and 2020 Budget Ratification Meeting minutes was waived. Motion to approve the 2019 Annual and Budget Ratification Meeting minutes and the 2020 Budget Ratification Meeting minutes was made and seconded. Both sets of meetings were approved unanimously.

## **NEW BUSINESS**

- **LCMA Board Elections**

Joel Malecka advised that because there were no elections in 2020, there were six Board of Director seats up for election, with three of the directors elected for three-year terms and three nominees elected for two-year terms.

There were four candidates who submitted their names prior to the meeting: Sherry Powe, Bill Skewes, Carla McConnell, Ely Lalong (sp?), John (Larry) Wiberg, and Kate Williams, who were present at the meeting, as well as nominees who were not present: Zach Myhra and Jessie Johnson.

Each of the candidates who was present at the meeting, introduced him/herself to owners and discussed why such individual is running for the Board.

Owners voted electronically for six candidates using the virtual platform.

- **Recess was held from 6:35pm until 6:45**

## **GENERAL DISCUSSION**

- Owners asked questions about the 2022 budget, the assessment increase, and specifically the increase in the budget amount for trees and landscaping.
- Voting closed at 7:11p.m.

## **ADJOURNMENT**

A motion to adjourn was made and seconded. There being no objections, the meeting was adjourned at approximately 7:11 pm.

- Election results were announced: Bill Skewes, Robin Ault, Sherry Powe, Zach Myhra, Jessie Johnson, and Carla McConnell were all elected to the Board.