

**MINUTES
LOWRY COMMUNITY MASTER ASSOCIATION, INC.
DIRECTORS' MEETING
March 23, 2023**

CALL TO ORDER: Meeting was called to order 6:03 p.m.

ROLL CALL: The following were present:

- Board of Directors –Dave Harlor, Jessie Johnson, Carla McConnell, Francis Rooney, Chris Jedd, and Victor Vialando-Nunez
- Mary Carr, LCMA Executive Director
- Elina B. Gilbert, Esq. Altitude Community Law, P.C.
- Jennifer Bublitz, MSI, LLC

- Not present: Robin Ault, Bill Skewes, and Jim Grillo

PUBLIC COMMENT: None

ACTION ITEMS:

- Approve Board of Directors Meeting Minutes from January 19, 2023
 - Motion to approve minutes made by Carla McConnell and seconded by Chris Jedd. **Motion passed unanimously.**

- Review Tailwind Park CPTED Recommendations and Bids
 - Mary Carr discussed recommended lighting in the park and bids to limb up trees and lighting installation.
 - Motion to approve tree limbing contract made by Carla McConnell and seconded by Victor Vialando-Nunez. **Motion passed unanimously.**
 - Mary will obtain updated bid for lighting.

- Legal Input
 - Elina Gilbert discussed Temporary Managed Communities, a.k.a. Safe Outdoor Spaces proposed by Denver
 - Elina Gilbert discussed current pending legislation

- Board Education
 - Elina Gilbert provided Board education discussing inspection of documents

- Easements for Maintenance of Private Roads
 - Mary Carr discussed LCMA maintenance of private roads and the need to obtain easements and possible contributions for same

COMMITTEE REPORTS:

- **Executive Committee Report:**

- Approve December 2022 End-of-Year Financials
 - Francis Rooney discussed financials and recommended approval.
 - Motion to approve financials made Dave Harlor and seconded by Francis Rooney. **Motion passed unanimously.**
- Approve 2022 operating surplus to reserves
 - Motion to approve transfer to reserve made by Dave Harlor and seconded by Francis Rooney. **Motion passed unanimously.**
- Insurance policy renewal
 - Jennifer Bublitz discussed insurance renewal proposal.
 - Motion to approve insurance policy renewal made by Carla McConnell and seconded by Francis Rooney. **Motion passed unanimously.**

- **Building and Grounds Committee**

- Dave Harlor discussed current and upcoming projects.

- **LDRC**

- Motion to approve Chris Jedd to LDRC made by Jessie Johnson and seconded by Carla McConnell. **Motion passed unanimously.**
- Jessie Johnson discussed current projects and status.

- **Executive Session**

- Board went into executive session at 8:01p.m. to discuss delinquencies; Board came out of executive session at 8:07pm.

- **Executive Director's Report**

- Mary Carr discussed results of 2023 events survey, the Lowry Foundation community grant (Starbright Fund), and updated Board lists.

NEXT MEETING:

Next meeting: Thursday, April 27, 2023, at 6 p.m.

ADJOURNMENT:

Motion to adjourn was made by Carla McConnell and seconded by Francis Rooney. The meeting was adjourned at 8:19 p.m.