

MINUTES
LOWRY COMMUNITY MASTER ASSOCIATION, INC.
ANNUAL AND BUDGET RATIFICATION MEETING
December 1, 2022

WELCOME & INTRODUCTIONS

President Joel Malecka welcomed everyone in attendance and introduced Board members in attendance: Dave Harlor, Jessie Johnson, Robin Ault, Francis Rooney, and Bill Skewes. Not present was Carla McConnell. 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 Borquez.

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 6:05 p.m.

- **Ratification of the 2023 Operating Budget**

The 2023 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 2023, budget is deemed approved by the owners unless a majority of all members veto the budget at the meeting. Because only approximately 18.5% 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 6:11 pm.

ANNUAL MEETING

CALL TO ORDER

The Annual Meeting was called to order by Joel Malecka at 6:11 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; 874 units were represented at the meeting, either in person or by proxy (approximately 18.5% 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 2021 ANNUAL/BUDGET MEETING MINUTES

With no objections, the reading of the draft of the 2021 Annual Meeting minutes was waived. Motion to approve the 2021 Annual Meeting minutes was made and seconded. The 2021 Annual Meeting minutes were approved unanimously.

NEW BUSINESS

- **LCMA Board Elections**

Joel Malecka advised there were five Board of Director seats up for election due to two vacated positions mid-term, each with a three-year term.

There were six candidates who submitted their names prior to the meeting: Dave Harlor, Francis Rooney, Laura Abramson-Pritchard, James Grillo, Chris Jedd, and Victor Vialpando-Nunez.

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

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.

ADJOURNMENT

A motion to adjourn was made and seconded. There being no objections, the meeting was adjourned at approximately 6:26 pm.

GENERAL DISCUSSION

Following the adjournment of the annual meeting, an owner forum was held to allow residents and owners to ask questions, express concerns, and provide feedback.

Owners commented on and asked questions about:

- New laws governing associations
- Tailwind and other LCMA Parks
- Towing from private property
- Safety concerns

Election results were announced: Dave Harlor, Francis Rooney, James Grillo, Chris Jedd, and Victor Vialando-Nunez were all elected to the Board.

General discussion concluded at 7:35 pm.