

MINUTES
LOWRY COMMUNITY MASTER ASSOCIATION, INC.
ANNUAL AND BUDGET RATIFICATION MEETINGS
December 7, 2023

WELCOME & INTRODUCTIONS

President Jessie Johnson welcomed everyone in attendance and introduced Board members in attendance: Robin Ault, Kimberly Wyatt, Francis Rooney, Bill Skewes, Carla McConnell, and Chris Jedd. Not present were, James Grillo and Victor Vialpando-Nunez. Jessie 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). Jessie introduced guest: City Councilwoman Sawyer's aide, Nicole Aviles.

Jessie 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 Jessie Johnson at 6:06 p.m.

- **Ratification of the 2024 Operating Budget**

The 2024 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.

Jessie Johnson announced that, according to Colorado law, the 2024, budget is deemed ratified and approved by the owners unless a majority of all members veto the budget at the meeting. Because only approximately 20% 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 and approved.

ADJOURNMENT

Budget Ratification Meeting was adjourned at approximately 6:07 pm.

ANNUAL MEETING

CALL TO ORDER

The Annual Meeting was called to order by Jessie Johnson at 6:08 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; 805 units were represented at the meeting, either in person or by proxy (approximately 20% 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

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

APPROVAL OF 2022 ANNUAL/BUDGET MEETING MINUTES

With no objections, the reading of the draft of the 2022 Annual Meeting minutes was waived. Motion to approve the 2022 Annual Meeting minutes was made and seconded. The 2022 Annual Meeting minutes were approved unanimously.

NEW BUSINESS

- **LCMA Board Elections**

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

There were three candidates who submitted their names prior to the meeting: Jessie Johnson, Chris Jedd, and Carla McConnell (all incumbents).

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

Jessie Johnson explained that because there are only three people running for three positions, the election is uncontested it's an election by acclamation and the three incumbents were re-elected to the Board.

ADJOURNMENT

A motion to adjourn was made and seconded. There being no objections, the meeting was adjourned at approximately 6:12 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:

- Construction in the community
- Traffic issues
- Activities for children
- Installation of community pool
- Noise concerns
- Drag racing in community

General discussion concluded at 6:38 pm.