

**MINUTES
LOWRY COMMUNITY MASTER ASSOCIATION, INC.
DIRECTORS' MEETING
November 6, 2023**

CALL TO ORDER: Meeting was called to order 6:04 p.m.

ROLL CALL: The following were present:

- Board of Directors – Jessie Johnson, Bill Skewes, Chris Jedd, Robin Ault, Francis Rooney, Carla McConnell, Victor Vialpando-Nunez, and Jim Grillo
- Mary Carr, LCMA Executive Director
- Jennifer Bublitz, MSI, LLC
- Elina B. Gilbert, Esq. Altitude Community Law, P.C.

- Not present: None

PUBLIC COMMENT:

- Urban Wildfire Risk Analysis—Blue Mountain Consulting Presentation

ACTION ITEMS:

- Approve Board of Directors Meeting Minutes from September 28, 2023.
 - Motion to approve minutes made by Carla McConnell and seconded by Victor Vialpando-Nunez. **Motion passed unanimously.**
- Review 2024 Operating Budget
 - Francis Rooney discussed proposed 2024 budget and recommended approval.
 - Motion to approve 2024 operating budget, made by James Grillo and seconded by Chris Jedd. **Motion passed unanimously.**
- Review and approve budget ratification and annual meeting packet
 - Mary Carr discussed meeting packet.
 - Motion to approve meeting packet, made by Jessie Johnson and seconded by Francis Rooney. **Motion passed unanimously.**
- Address Board Vacancy
 - Discussion regarding possible candidate to fill vacancy.
 - Motion to appoint Kimberly Wyatt to the Board made by Bill Skewes and seconded by Francis Rooney. **Motion passed unanimously.**
- Review 2022 audit and 2023 proposal
 - Motion to approve 2023 audit proposal made by Francis Rooney and seconded by Victor Vialpando-Nunez. **Motion passed unanimously.**

EXECUTIVE SESSION:

- Board went into executive session to discuss employment issues and collection turnovers at 7:33 p.m.
- Board came out of executive session at 7:53 pm

COMMITTEE REPORTS:

- **Executive Committee Report:**
 - o Francis Rooney discussed August 2023 Financials and recommended approval.
 - o Motion to approve August 2023 financials made by Francis Rooney and seconded by Bill Skewes. **Motion passed unanimously.**
- **Building and Grounds Committee**
 - o Jennifer Bublitz discussed backflow theft issues.
- **LDRC**
 - o No meeting was held
- **Executive Director's Report**
 - o Nothing to report

NEXT MEETING:

LCMA Annual and Budget Ratification Meeting, Thursday, December 7, 2023, at 5:30 p.m. at the Eisenhower Chapel.

ADJOURNMENT:

Motion to adjourn was made by Carla McConnell and seconded by Bill Skews. The meeting was adjourned at 8:13 p.m.