

MINUTES
LOWRY COMMUNITY MASTER ASSOCIATION, INC.
ANNUAL AND BUDGET RATIFICATION MEETINGS
December 3, 2024

WELCOME & INTRODUCTIONS

President Jessie Johnson welcomed everyone in attendance and introduced Board members in attendance: James Grillo, Victor Vialpando-Nunez, Kat Holmes, Kimberly Wyatt, Francis Rooney, Bill Skewes, Carla McConnell, and Chris Jedd. Not present was Chris Jedd. 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 guests: City Councilwoman Sawyer and her aide, Matthew Walter, as well as the community resource officer, Antonio Pacheco, Jr.

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 6:08 p.m.

- **Ratification of the 2025 Operating Budget**

The 2025 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 2025, budget is deemed ratified and approved by the owners unless a majority of all members veto the budget at the meeting. Because only approximately 27% 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 6:09 pm.

ANNUAL MEETING

CALL TO ORDER

The Annual Meeting was called to order by Jessie Johnson at 6:09 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; 1,116 units were represented at the meeting, either in person or by proxy (approximately 27% 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 2023 ANNUAL/BUDGET MEETING MINUTES

With no objections, the reading of the draft of the 2023 Annual Meeting minutes was waived. Motion to approve the 2023 Annual Meeting minutes was made and seconded. The 2023 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 four candidates who submitted their names prior to the meeting: Cat Holmes, Bill Skewes, and Victor Vialpando-Nunez (all incumbents) and Katherine Williams (non-incumbent). There were no nominations from the floor.

Each of the candidates introduced themselves to owners present at the meeting and Evan Lasky read a statement on behalf of Katherine Williams who was not present at the meeting.

Jessie Johnson explained that a neutral third party would count the ballots; she also explained that because this was a contested election (i.e. more people running than open positions) the vote would be conducted via secret ballot.

Members were instructed to vote their ballots and the voting process ensued.

ADJOURNMENT

A motion to adjourn was made and seconded. There being no objections, the meeting was adjourned at approximately 6:22 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:

- Driving safety
- Speed bumps
- Criminal activity
- Trash/Recycling

Election results were announced: Bill Skewes, Kat Holmes, and Victor Vialpando-Nunez were all elected for three-year terms.

General discussion concluded at 7:27 pm.