

MINUTES
LOWRY COMMUNITY MASTER ASSOCIATION, INC.
ANNUAL AND BUDGET RATIFICATION MEETINGS
December 4, 2025

WELCOME & INTRODUCTIONS

President Bill Skewes welcomed everyone in attendance and introduced Board members in attendance: James Grillo, Cat Holmes, Kimberly Wyatt, Francis Rooney, Bill Skewes, Carla McConnell, Evan Lasky, and Adam Moore. Not present was Victor Vialpando-Nunez. Bill also introduced Executive Director Mary Carr and Jennifer Bublitz of MSI (the Association's Community Manager). Jessie introduced guests: City Councilwoman Amanda Sawyer and her Senior Aide, Matthew Walter

Bill 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 Bill Skewes at 6:13 p.m.

- **Ratification of the 2026 Operating Budget**

The 2026 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 2026, budget is deemed ratified and approved by the owners unless a majority of all members veto the budget at the meeting. Because only approximately 18% 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 6:14 pm.

ANNUAL MEETING

CALL TO ORDER

The Annual Meeting was called to order by Bill Skewes at 6:15 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; 726 units were represented at the meeting, either in person or by proxy (approximately 18% 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

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

APPROVAL OF 2024 ANNUAL/BUDGET MEETING MINUTES

With no objections, the reading of the draft of the 2024 Annual Meeting minutes was waived. Motion to approve the 2024 Annual Meeting minutes was made and seconded. The 2024 Annual Meeting minutes were approved unanimously.

NEW BUSINESS

- **LCMA Board Elections**

Bill Skewes 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: James Grillo, Francis Rooney, and Kimberly Wyatt (all incumbents). There were no nominations from the floor.

Bill Skewes 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 6:17 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:

- Sidewalks
- General maintenance and upkeep
- Association budget
- Xeriscaping/Denver Water
- Crime and Public Safety

General discussion concluded at 7:13 pm.