

LOWRY COMMUNITY MASTER ASSOCIATION, INC
ANNUAL MEETING
December 8, 2011

Call to Order

The meeting was called to order by Rob Norris at 6:21 p.m.

Establish Proof of Notice and 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. 716 units were present in person or proxy, representing approximately 19% of the units. Therefore, quorum existed.

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

Approval of 2010 Annual Meeting Minutes

Rob Norris made a motion to waive oral reading of the draft minutes of the 2010 Annual Meeting, for which there was no objection.

There were no corrections to the minutes. Mike Uhlenkamp moved to approve the 2010 Annual Meeting minutes. The motion was seconded by Darrel Jacobs. With no corrections, the minutes for the 2010 Annual Meeting were unanimously approved.

Approval of the 2012 Budget

The 2012 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.

Rob Norris announced that, per Colorado law, the proposed 2012 budget is deemed approved by the owners unless a majority of all owners veto the budget at the meeting. Because only 19% of the owners were in attendance, either in person or by proxy, the budget could not be vetoed by a majority of the owners, so it stands as approved.

Election of Directors

Rob Norris advised that there were three vacant board positions, each with a three-year term. There were four candidates who submitted their names prior to the deadline and were listed on the ballot – Ed Fronheiser, Mary McNabb, Elizabeth Paulsen, and Jolene Silbaugh-White.

No further nominations were made from the floor.

Because the election was a contested election, meaning that there were more candidates running than there were open positions, Colorado law requires the election be done by secret ballot. Ballots were distributed at check-in and were collected by Karen Becker, the association's manager from MSI.

The ballots were counted by a neutral third party, Michelle Franca, CPA, with Franca and Associates.

Ed Fronheiser, Elizabeth Paulsen and Jolene Silbaugh-White were elected to the Board.

Adjournment

A motion to adjourn was made by Don Sather and second by Mike Uhlenkamp. The meeting was adjourned at 6:36 p.m.

Note:

Following the adjournment of the annual meeting, an owner forum was held to allow owners to ask questions, express concerns or provide feedback. Denver City Councilwoman Mary Beth Susman was in attendance to answer questions related to the city. Denver Police Officer Tony Burkhardt was also in attendance to answer questions related to crime and safety within the community.

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