

MINUTES
LOWRY COMMUNITY MASTER ASSOCIATION, INC.
DIRECTORS MEETING
May 26, 2011

CALL TO ORDER: Rob Norris called the meeting to order at 6:05 p.m.

ROLL CALL: The following were present:

- Board of Directors – Rob Norris, Michael Uhlenkamp, Ed Fronheiser, Elizabeth Paulsen, and Allie Watson-Gosch.
- Mary Carr, LCMA Executive Director
- Trisha K. Harris, Esq., HindmanSanchez P.C.
- Karen Becker, MSI, LLC
- Chuck Woodward, Betty Jean Dayoub, Trevor Brown, and Abbot Lawrence - Owners

Quorum present

PUBLIC COMMENT:

None

ACTION ITEMS:

- Approval of Board meeting minutes – March 24, 2011. Motion to approve the March 2011 minutes was made by Ed Fronheiser, seconded by Elizabeth Paulsen. After offering owners an opportunity to comment, the minutes were approved unanimously.
- Review of Chapel Lease. The Lowry Foundation has presented a proposed lease to the Board for discussion. The Board's concerns with the proposed lease are:
 - Insurance requirement under the proposed lease
 - Price
 - Retroactive payment for past use of the Chapel
 - Priority use clause

The Board also discussed the alternative of leasing office space in Hangar 2, for which the rent would be less than the proposed rent for the Chapel.

Rob Norris and Mary Carr will do some more research on the Board's concerns with the proposed Chapel lease, and the Board will make an e-mail decision as a decision needs to be made prior to the July meeting as space in Hangar 2 is leasing quickly.

- Approval of Resolution for the Management Company's Record Retention 2011-06. Motion to approve Resolution was made by Rob Norris and seconded by Elizabeth Paulsen. After offering owners an opportunity to comment, all were in favor of the motion and approved unanimously.
- Approval of City and County of Denver Easements. Motion to approve the following waste water easements to be granted to the City and County of Denver was made by Elizabeth Paulsen seconded by Michael Uhlenkamp:
 - File No. 20100044-001
 - File No. 20100044-002
 - File No. 20100044-004
 - File No. 20100044-005

After offering owners an opportunity to comment, all were in favor of the motion and approved unanimously.

- The Association has also been asked to grant an easement to the Denver Water Board for an existing pipeline. Trish Harris, Esq. has been negotiating with the Denver Water Board but has concerns regarding some of the terms. Trish Harris will forward the proposed easement to Elizabeth Paulsen to review.

COMMITTEE REPORTS:

Finance Committee:

- Rob Norris, Karen Becker and Mary Carr gave the report. Motion to approve the financials through April 2011 was made by Ed Fronheiser and seconded by Michael Uhlenkamp. After offering owners an opportunity to comment, the motion was approved unanimously.

Building and Grounds Committee:

- Karen Becker gave the report.
 - BAG has received a bid to replace four trees that were diseased or damaged during the winter and to do some corrective pruning. Motion to accept the proposal for tree replacement and corrective pruning was made by Rob Norris and seconded by Elizabeth Paulsen. After offering owners an opportunity to comment, the motion was approved unanimously.
 - Trevor Brown, an owner within the Cottages near East Park, discussed concerns with people jumping the six foot fence behind the cottages, and then jumping the four foot fences behind the homes in the Cottages, and then crossing the private yards of the Cottages homes, to access East Park. The Legends is planning to install a fence near this area that may help the situation. None of the property at issue is owned by the LCMA, and Mr. Brown understands that there may not be much the LCMA can do. The Board agreed to contact the Legends association to find out what kind of fence it is putting in and to determine if the Legends is aware of the problem.
 - Trevor Brown also discussed problems with the use of East Park (possible drugs, noise, etc.) The police have been called in the past, but because of the distance to the precinct, response times are not quick. The Communications Committee met and is putting together community meetings to discuss this issue and the possibility of setting up a Neighborhood Watch. The Board is investigating the possibility of hiring a private security company to conduct random patrols.

OTHER ACTION/NEW BUSINESS:

- Approval of the revised Conflict of Interest Policy, which has been revised by Trish Harris to comply with new laws. Motion to approve the revised conflict of interest policy was made by Elizabeth Paulsen and seconded by Michael Uhlenkamp. After offering owners an opportunity to comment, the motion was approved unanimously.
- Owner Abbott Lawrence discussed a cease and desist letter he received from the city regarding a pergola in his yard. The pergola has been in place for seven years, but was built without a permit. The city is requesting he now apply for a permit, and he wants a letter from the LCMA that it supports the pergola. Motion to write simple letter stating that the LCMA has no objection to the pergola was made by Rob Norris and seconded by Michael Uhlenkamp. After offering owners an opportunity to comment, the motion was approved unanimously.

ADJOURNMENT:

Motion to adjourn made by Elizabeth Paulsen and seconded by Michael Uhlenkamp. After offering owners an opportunity for comment, the motion was approved unanimously.

Meeting adjourned at approximately 7:45 p.m.