

**RECORD OF PROCEEDINGS
WEST VILLAGE TOWNHOMES @ LOWRY COMMUNITY ASSOCIATION
ANNUAL MEETING**

November 18, 2009

Approved

The annual member meeting of the West Village Townhomes @ Lowry Community Association was held on Wednesday, November 18, 2009 at the Schlessman Family Library, 1st Avenue & Quebec, Denver, Colorado.

Call to Order: The meeting was called to order at 6:45 PM. The following directors were present or absent as indicated:

Stephanie Evans	Present
Steve Warner	Present
Larry Leaman-Miller	Present

Kaye Welch was present from Western States Property Services

Proof of Notice: Kaye Welch read the Proof of Notice of the meeting to homeowners, which is included in the meeting records.

Determination of Quorum: Twenty-five percent (9) of the members constitute a quorum. There were six owners represented in person and five proxies on record, totaling 11. A quorum was reached and business was transacted.

Minutes: After review, the minutes from the 2008 annual meeting were approved as read.

Director Report: President Stephanie Evans reported on the accomplishments of the Board and the Association in 2009.

- Sewers were jetted in 2009, the 3rd phase of cleaning.
- A website was set up for the Association.
- Last year irrigation heads were replaced and rain sensors were installed, saving about \$10,000 in water costs for 2009.
- Reserves are being rebuilt.
- Board is looking into common area bench replacements.
- The Board takes turns reading water meters monthly and would like volunteers to help with the task.
- Larry discussed the corrosion in flue pipes and inside unit boilers.
- The Board asked for any option ideas for the small corner gardens by the common paths to keep them maintained.
- A credit card dues payment option was discussed and determined not necessary.
- Noted that it is okay if someone wants to shovel his or her own snow.
- Stephanie presented the per-unit/per-month percentage of common expenses.
- Steve was interested in again starting up the Neighborhood Watch.

Unfinished Business: There was no unfinished business brought before the membership.

New Business:

- The budget for 2010 was reviewed and questions were answered. There being no member present who opposed approval of the budget, the 2010 budget was ratified.
- There was one open position on the Board, and Lee Sandvik was nominated to fill that position for a three-year term. There were no other volunteers or nominations, and Lee was elected to the Board by acclamation.

Open Forum:

- It was suggested that scheduled maintenance projects be put on the web site.

Adjournment: There being nothing further brought up for discussion, the meeting was adjourned at 8:00 PM.

Respectfully submitted,
Kaye Welch, Recording Secretary

