

**Windsong Condominiums**  
Annual Members Meeting  
Radisson Hotel  
3155 S. Vaughn Way - Aurora, CO 80014  
March 26, 2018

**Call to Order and Establish Quorum:** President, Dianne Stains, called the meeting to order at 6:00 p.m. Quorum was established with 95 attendees and 22 proxies.

**Board Members Present:** Dianne Stains, Shelby Crump, Elizabeth McGuire and Bruce Goldberg.

**CPMG Team Present:** Debra Vickrey, Association Manager, Lynda Reifman, CPMG President, Virginia Johnson, Manager, Mark Dougal, Manager, and John Wolfrum, Assistant.

**Tim Moeller and David Graf – Moeller Graf**  
**Heidi Storz - Benson, Kerrane, Storz & Nelson, P.C.**

**Special Assessment Discussion:**

- Dianne Stains, President gave a brief overview of the insurance claim that resulted in the special assessment.
- Owners had numerous questions responded to by the Board, legal professionals, and management.
- There was discussion about the possibility of amending the governing documents to allow for a more equitable distribution of dues and special assessments in the future.

**Approval of 2017 Annual Meeting Minutes:**

- **Motion** to approve the 2017 annual meeting minutes, as presented, was duly made, seconded and passed unanimously.

**Board Member Election:** Debra Vickrey, Association Manager

Debra explained that due to the recent resignation of Dwain Irvan there are now four board positions open for election, rather than the three indicated in the mailing. Debra explained in accordance with the Bylaws, "Members of the Board of Directors shall be elected by a majority of the members constituting a quorum". For this meeting a candidate must receive 60 votes to be elected to the board.

Bruce Goldberg indicated he was interested in reelection. There were nominations from the floor were for Michele Lawonn and Cyril Beinhorn.

**Motion** to close nominations was made was duly made, seconded and passed unanimously.

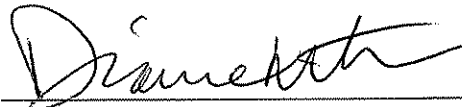
Ballots were counted by CPMG staff and two homeowners. No candidate received the 60 votes required for a majority per the Bylaws. No one was duly elected to the Board. Four board positions remain open.

**Homeowner Forum:**

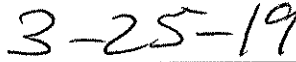
- A suggestion was made to announce when elections would be held in the meeting so homeowners did not leave before the vote.
- There was discussion about the use of grills on the property.
- Numbers of owners expressed great concern about children playing in the driveways.
- There were questions about the reserve study and how well the Association was funded according to the study.
- Illegal dumping was discussed.
- A suggestion was made about pursuing the possibility of a 3-way stop at the Florida driveway for safer exit from the property.
- Frustrations with owners parking permanently in open spaces was expressed by many.

**Motion to adjourn** at 7:45 p.m. was duly made, seconded and passed unanimously.

Minutes approved:



Board President



Date