

MINUTES OF ANNUAL OWNER MEETING

Association: West Pacific Campus Owner's Association, Inc.
Date: December 7, 2011
Location: Via Conference Call
Owners Present: Christopher Ho, Doug Price, Bill Simms (proxy to Doug Price)
Others Present: Jay Raible, Dan Witkowski, and Diane Wolfson

Meeting called to order at 10:10 a.m. MT.

Roll call. Proof of notice. Determination that a quorum of at least 4 units is present.

Motion by Doug Price, second Christopher Ho, to approve the minutes of the November 24, 2010, annual owners meeting. Motion passed by unanimous vote.

Report by Full Circle HOA Management:

- Enrique application update
- Flood insurance in place
- FC will plan to give Mike Trujillo an opportunity to bid the entire insurance package along with Neil-Garing
- Discuss elevator key pad; consensus to proceed with project
- Update code on garage door
- Will be adding \$500 in new landscaping in Spring 2012
- FC will clear decks when do roof snow removal, plus when needed after heavy snow

Motion by Doug Price, second by Christopher Ho, to approve the Proposed 2012 Budget as presented with the understanding that the budget represents a temporary decrease in dues by \$12,036, because there is a projected \$10,891 in excess funds at year-end 2011 that will not be available at year-end 2012. Motion passed by unanimous vote.

Motion by Doug Price, second by Christopher Ho, to elect the following directors:

Doug Price
Jay Raible
Christopher Ho

Motion passes by unanimous vote.

Motion by Christopher Ho, second by Doug Price, to approve the First Amendment to Declaration. *Motion passed by unanimous vote.*

Meeting adjourned without objection at 10:54 a.m. MT.

THE FOREGOING MINUTES WERE APPROVED BY THE OWNERS VIA CONSENT ON DECEMBER 19, 2012.

Signed: /S/ Hilary Swenson, manager