**MINUTES OF BOARD MEETING**

## Association: Plaza Community Association, Inc.

## Date: November 20, 2013

## Location: Full Circle HOA Management, LLC

560 Mountain Village Boulevard, 102B
Mountain Village, CO 81435
and via conference call

Directors Present: Bill Koman, John Horn, Hollie Hannah

Others Present: Dan Witkowski (Full Circle), Diane Wolfson (Full Circle)

Meeting called to order at 11:02 a.m. MT.

Roll call. Determination that a quorum of directors is present.

Motion by John Horn, second by Bill Koman, to approve the minutes from the September 24, 2012, board meeting. *Motion passed by unanimous vote.*

Manager’s report:

* Temporary minimal exterior stucco repair on ski area side windows outside of TSG lobby done in 2013
* Windows on second floor commercial will be in need of replacement with stucco/painting project

Motion by John Horn, second by Holly Hannah, to approve the proposed 2014 budget subject to the following changes:

* Line 84 change to $1,000 estimated actual for 2013, with savings to go to reserves
* Change line 62 to 12 hours a week of cleaning and adjust numbers
* Delete line items for 2014 reserve fund expenditures; prepare reserve plan outline to send owners with proposed budget

 *Motion passed by unanimously.*

Motion by John Horn, second by Bill Koman, to renew Full Circle contract through December 31, 2014. *Motion passed by unanimous vote.*

Discuss upgrades to ground floor elevator lobby and fourth floor elevator lobby.

Consensus to keep allocations to elevator group of assessments the same

Motion John Horn, second by Bill Koman, to include the elevator lobby improvement budget in the proposed 2014 operating budget subject to Holly Hannah confirming approval by TSG CFO. *Motion passed by unanimous vote.*

Request that Full Circle also clarify other options for deliveries and alternative uses to elevator lobby.

Meeting adjourned at 11:54 a.m. MT.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD AT THEIR MEETING HELD ON October 23, 2014.

Signed: /s/ Hilary Swenson, Manager