

MINUTES OF BOARD MEETING

Association: Plaza Community Association, Inc.

Date: Thursday, December 10, 2015

Location: Full Circle HOA Management, LLC
560 Mountain Village Boulevard, 102B
Mountain Village, CO 81435
and via conference call

Directors Present: Dan Gilbert, Stephen Roth,

Others Present: Sherri Reeder (TSG), Dan Witkowski (Full Circle), Hilary Swenson (Full Circle)

Meeting called to order at 1:01 p.m. MST.

Roll call. Determination that a quorum of 2 of 3 directors is present. No objection to notice.

Motion by Dan Gilbert, second by Stephen Roth, to approve the minutes from the September 10, 2015 board meeting. *Motion passes unanimously.*

Discussion of vacant board member seat, the term and possible owners who are eligible to fill the seat.

Motion by Stephen Roth, second by Dan Gilbert, to appoint Sherri Reeder to fill the Retail Class seat on the board of directors as of December 10, 2015. *Motion passes unanimously.*

Sign Requirements

Dan Witkowski led discussion on the Town of Mountain Village sign requirements. The Plaza Board acts as the HOA's Architectural Review Committee to approve signs. The HOA board agrees that all HOA approved signs are subject to the Town of Mountain Village regulations.

Motion by Dan Gilbert, second by Stephen Roth, to renew the Full Circle Management Agreement for a term of 1 year with no change in rates. *Motion passes unanimously.*

Motion by Stephen Roth, to elect the following officers

President – Stephen Roth

Vice President – Dan Gilbert

Secretary /Treasurer – Sherri Reeder

Motion passes unanimously.

Discussion regarding the responsibility to secure the trash enclosure.

Dan Witkowski updated the Board on the new trash container that we are expecting from Bruin for the trash room. The access code for the trash room has been changed to avoid unauthorized use.

Dan Witkowski updated the board on the process of the proposed Use Agreement between Columbia Place and Plaza.

Motion by Dan Gilbert, to replace the carpet on the basement level and first floor level by May 15, 2016 and to assess 50% of the total project cost to the units 101A and 101D (Tomboy Tavern) and the other 50% to the hallway group per the 2016 Approved Budget. *All in favor, motion passes unanimously.*

Motion by Dan Gilbert, Second by Stephen Roth, to adjourn the meeting. *Motion passes unanimously.*

Meeting adjourned at 2:09 p.m. MST.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD AT THEIR MEETING HELD ON May 4, 2016.

Signed: 