

**DRAKE LANDING CONDOMINIUM ASSOCIATION  
SPECIAL MEETING  
JANUARY 9, 2008**

A Special meeting of the Drake Landing Condominium Association was held on January 9, 2008, and convened at 3:03 p.m. at the Wilderrest Conference Center pursuant to written notice. Present from Wilderrest Property Management was Jonathan Kriegel-HOA Liaison, Barb Walter-Director of HOA's, Anita Baranowski-Controller and Jennifer Lofton-HOA Accountant. Directors Gerry Hibbard, Bren Davis and Ron Carlson participated by teleconference.

**ROLL CALL AND CERTIFICATION OF PROXIES**

The owners present or represented by proxy are listed below and constitute the required quorum.

<b>Owner</b>	<b>Unit #</b>	<b>Com/Res</b>	<b>Present</b>	<b>Proxy To</b>
Silengo Development	A-1	C		
Silengo Development	A-5	C		
Silengo Development	A-7	C		
Roger Swift	A-9	C		
Silengo Development	E-1	C		
Silengo Development	E-3	C		
Silengo Development	E-5	C		
Silengo Development	E-7	C		
Silengo Development	E-9	C		
Silengo Development	E-13	C		President
CCD Realty	E-15	C	X	
Silengo Development	A-3	R		
Greg/Suzanne Brown	A-4	R		
Steve/Sisley Milroy	A-6	R		
David/Venessa Lord	A-8	R		
Carmen Matei	A-10	R		
Irwin/Barb Strauss	A-12	R		
Bren Davis	B-1	R	X	
Harold Mango Trust	B-2	R		
Silengo Development	B-3	R		
David/Lynette Collins	B-4	R		Bren Davis
Silengo Development	B-5	R		
John/Rosemarie Feeney	B-6	R	X	President
Silengo Development	B-7	R		
Bruce/Connie Anderson	B-8	R	X	President
Karen Fitzpatrick	B-9	R		
Karen Rarden	B-10	R		President
Silengo Development	B-11	R		
Thomas/Jeanne Joseph	B-12	R		
Jessica Joseph	B-12-2			
Silengo Development	B-13	R		

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Thomas/Linda Stanar	B-14	R		
Silengo Development	B-15	R		
Mara/Unsun Song	B-16	R		
Silengo Development	B-17	R		
T. Junker/N. Lisowski	B-19	R		
Keith Garmen	C-1	R		
Antonio/Hilda De Santis	C-2			President
James Davies	C-3	R		
Joseph Pico	C-4	R		
Norman/Maxine Gay	C-5	R		
Jerry/Donna Grant	C-6			
Olga Kasiantzuk	C-7	R		
William/Bea Crimmel	C-8			
Gerry Hibbard/P. Jupka	C-9	R	X	
Randal/Laura Dick	D-2	R		
Willis/Terry Bennett	D-4	R		
Daniel/Megan Fearnow	D-6	R		
R. Bell/ K. Freeman	D-8	R		
W. Mittermier/L. Letman	D-10	R		President
Joe Gregory	D-12	R		
Michael/Ann Jackson	D-14	R		
Aaron Couette	E-2	R		
Mina Gold	E-2-2	R		
G. Westermann/C. Manns	E-4	R		
W. Andrea/D. Turbert	E-6	R		
D. Copley/P. Hubbell	E-8	R		
Richard/Penny Thompson	E-10	R		
Shelly Howe	E-12	R		
Boguslaw/Alina Stasiowski	E-14	R		

**FINANCIAL MATTERS**

This was a Special Meeting called for the purpose of ratifying a new budget for the fiscal year 2008. Proof of Notice of Meeting was noted.

The Board approved budget, as included in the meeting packet, was reviewed and discussed.

**RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, THE BUDGET WAS RATIFIED AS PRESENTED.**

**OTHER MATTERS**

WPM was asked to follow up on the following matters:

- Post a notice on the website alerting owners that Drake Landing Declarations mandate that dues be allocated on square footage basis as reflected in Exhibit B.

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- Present the Board with an alternative management proposal combining the base fee and the onsite hours into a monthly flat fee system.
- Help develop a long term landscaping plan with possible input from Colorado State University master gardeners on a pro bono basis.
- Post monthly onsite hours on website.
- Send board members a copy of the current management agreement.
- Speak with Turner Morris about progress and timelines for resolution of roof issues on units C-2/A-8.
- Begin investigating sources for engineering consultation on roofing issues.

**ADJOURNMENT**

The meeting was adjourned at 3:50 p.m.