

Westbrooke Condominium Association dba
MEADOW CREEK CONDOMINIUMS

MINUTES OF SPECIAL MEETING OF MEMBERS

Community Room, 823 Old Settlers Trail, Hopkins

Saturday January 8, 2011

PRESENT Board Members: Koleen Saifa-Bonsu, Anne Denelsbeck, Doug Harbrecht, Sandy Miller, Pat Olsen, Cecelia Timm, Enrique Torrano, Veronica Virtue, John Ward

Owners

Staff: Dave Stendal, Patty Tomaino (Omega).

Call to order

Board Meeting called to order at 9:45 A.M. by Veronica Virtue, Vice President.

Introduction and welcome

Confirmation of the Bylaws

Dave confirmed mailing of notice on Dec 28, 7 days required prior to meeting, so requirement met. Quorum is majority of percentage of ownership either in person or proxy. Association owned units do not have a vote. Ballots were handed out as owners signed in, showing percent of ownership for each.

Announcement of Quorum

Doug Harbrecht announced a quorum was present in person or by proxy. Board holds approximately 46% of the ownership in person or by proxy including those held by John Ward, and more than 4% is represented in person so the meeting may move forward without a formal count.

The Pirkl/Pittel proxies were reviewed prior to the meeting. There were two different formats. 11 of the proxies were judged by legal counsel to be limited proxies specific for the vote at the annual meeting. The others were general proxies that could be used to vote to remove John Ward. The Board informed Mr. Pittel that regardless of this, both the general and limited proxies would be recognized for the vote today. Mr. Pittel and Mr. Pirkl responded that they had decided not to vote any of the proxies today.

The petition, a copy of which was available at the meeting, serves as the motion to remove John Ward.

Discussion

Several owners spoke in favor of and against removing John Ward from the Board.

Motion and second to take the vote.
Vote passed to move forward with the vote.

Election judge: Glyde Burdick

Voting Results

Yes (remove John Ward from the Board)	1.0657%
No – (retain John Ward on the Board)	51.6933%

The group that requested the meeting chose not to vote the proxies they held. At the annual meeting that group held approximately 17% in proxy so the vote outcome would not have been any different had the proxies been voted.

(Note added after the meeting: as indicated in the letter that went out to the owners along with the February Omega billing, the vote of members at the meeting, without any proxies or John Ward's % ownership represented, was 1.0657% for and 9.5774% against removal).

Respectfully submitted,



Doug Harbrecht, Secretary