

CORNERSTONE OWNERS ASSOCIATION, INC.
MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

TIME AND PLACE OF MEETING

The regular meeting of the Board of Directors of the Cornerstone Owners Association, Inc. ("COA") was held on October 20, 2011 at 10:00am MST at 1000 Cornerstone Trail, Montrose, Colorado 81403.

BOARD MEMBERS PRESENT

The following officers and Board members, constituting a quorum, were present and voting throughout:

DIRECTOR & PRESIDENT:	Brian Wallin
DIRECTOR & SECRETARY:	Jamieson Merrill (via telephone)
DIRECTOR:	Tom Huesgen
TREASURER:	Jason Massey (via telephone)

The following persons also participated via telephone: Angela Easton, Hunt Realty Investments, Inc. and Eric Weaver of Robertson & Marchetti, P.C.

CALL TO ORDER

President Wallin, after noting that a quorum of the Board was present, called the meeting to order at 10:02am.

APPROVAL OF AGENDA

A motion was made by President Wallin and seconded by Secretary Merrill to approve the Agenda. The motion was approved unanimously.

MEMBERS' FORUM

There were no members in attendance. The Members' forum was concluded.

FINANCIAL MATTERS

Eric Weaver presented the 2012 budget and reviewed the budgeted revenues and expenses. It was agreed that the Base Assessment will remain at \$750. A motion was made by Director Huesgen and seconded by President Wallin approving the proposed 2012 Budget. The motion was approved unanimously. A 2012 Summary Budget will be mailed to all members along with the notice of Annual Meeting.

Additionally, the Board discussed the one delinquent account outstanding and options regarding foreclosing the lien filed by the Association.

DATE FOR ANNUAL MEETING OF THE MEMBERS

The annual meeting of the Members was scheduled for December 9th at 10:00am MST, at the Flowers Cabin.

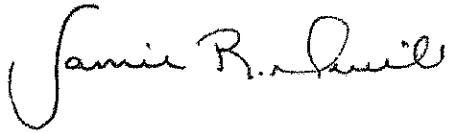
OTHER BUSINESS

There was no other business.

ADJOURNMENT

There being no further business, motion was duly made, seconded and unanimously carried, and the meeting adjourned at 10:15am MST.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

A handwritten signature in cursive script that reads "Jamieson Merrill". The signature is written in black ink and is positioned above the printed name and title.

Jamieson Merrill
Secretary