

AUDUBON TRACE CONDOMINIUM ASSOCIATION, INC.  
MINUTES OF THE BOARD OF DIRECTORS  
Thursday, January 4, 2024

9<sup>th</sup> Meeting of the Fiscal Year 2023 – 2024

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**SPECIAL MEETING TO APPROVE FINAL KETRY SETTLEMENT**

**NOTE: MEETING IS DULY NOTICED BECAUSE A QUORUM HAS WAIVED NOTICE.**

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**Board members present:** Stephanie Prunty, Gary Vincent, Jason Calmes, and Sawese Bugbee.

**Board members absent:** Becky Wollman

Gary Vincent called the meeting to order at 5:41pm at Unit 207.

**I. Motion to approve Settlement Offer and Owner Letter.**

Stephanie Prunty moved to authorize the Board President and the members of the Board to sign the "No Lien letter," the "Status of Litigation letter," the (Broad Form) Settlement Agreement and the Settlement Agreement and Release (Chubb release) among ATCA, the individual defendants, Jodi Ketry and Chubb/Federal. Gary Vincent seconded the motion. Jason Calmes abstained. Stephanie Prunty, Gary Vincent and Sawese Bugbee voted to approve. Motion passed by a simple majority. Jason Calmes moved to adjourn the meeting. Stephanie Prunty seconded. Motion passed unanimously. Meeting adjourned at 5:47pm.

Next meeting date: January 15, 2024

*Sawese Bugbee*

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(Electronically signed)  
Sawese Bugbee, Board Secretary  
Unit 207