

Spinnaker at Lake Dillon Condominium Association
Board of Managers Meeting
May 12, 2020

MINUTES

Call to Order

The Meeting was called to order on May 12, 2020 at 6:33 p.m. at via electronic means, Zoom®. Sue Pilcher chaired the meeting.

Directors Present:	President:	Sue Pilcher
	Treasurer:	Sue Bauer
	Secretary:	James "Skip" Spensley
	Member-at-Large:	Mark Stevenson
	Member-at-Large:	Stanley Turner
	Member-at-Large:	David Klaversma

Directors Absent:	Vice President:	David Swenson
-------------------	-----------------	---------------

Others Present:	HillStar Management (HSM)	Gwen Ballard, CAM
	Olave Bookkeeping	Georgia Olave

Property Owner Forum: There were no owners in attendance to address the Property Owner Forum.

Approval of Agenda: The Board reviewed the agenda of the May 12, 2020 Board of Managers Meeting. ***A motion was made and seconded to approve the agenda as presented. The motion carried unanimously.***

Management Report: Management reported on items completed since the last Board Meeting and items currently in process. The Board reviewed the list of completed items and ongoing action items and made additions.

Financials

Olave Bookkeeping reported on various details of the financial statements for the month-ending April 30, 2020. Spinnaker was \$17,441 favorable to budget for Revenue. On the Expense Side, Spinnaker was \$9,013.52 favorable to budget mostly due to a savings in payroll wages due to the resort being closed as a result of COVID-19.

- A. **Delinquent Accounts:** The Board reviewed correspondence from the Attorney recommending that we should have a minimum of around twelve (12) delinquent accounts in order to proceed with a bulk foreclosure to make it cost effective. ***A motion was made and seconded to move forward with the bulk foreclosure, as we are currently at ten (10) accounts. The motion carried unanimously.***
- B. **April Assessment Statements:** Olave reported that Only about half of the owners have paid their April assessments. We sent out over 800 statements, but 425 owners have not yet paid. There was a great deal of confusion on the new statements and many owners have commented that they either never received their statement in the mail or they thought they had a balance owed to them rather than needing to pay. It was recommended that we resend the statements to owners who haven't paid with a letter of explanation. ***A motion was made and seconded to resend the statements to owners who haven't paid with a letter of explanation, included Owners that opted into receiving their statements electronically. The motion carried unanimously.***

Association Business

- A. COVID-19 Impacts: Management reported on the current status of the Summit County prohibition on short-term lodging to May 31, 2020 and the impacts on the affected owners. The Board asked management to draft a proposal on how to coordinate the lottery system for owners use of Spinnaker owned weeks and present it at the next meeting. There was significant discussion about opening the pool and adhering to social distancing standards. ***A. motion was made and seconded to ask the Attorney to draft a general waiver form for staying at the resort and using the common amenities, which guests will be required to sign upon arrival. The motion carried unanimously.*** Attached are the pool opening stipulations approved by the Board.
- B. Exit Policy: The Board reviewed the Policy after incorporation of the Attorney's comments. ***A motion was made and seconded to adopt the Spinnaker Interval Ownership Voluntary Exit Policy, effective immediately. The motion carried unanimously.***
- C. 2020 Annual Meeting: For the Annual Meeting of the Membership the Board agreed to hold the Board of Managers election via mail-in ballot, and follow-up with a Zoom® meeting for Owners to ask questions. Management will mail a notice to Owners asking for interest in serving on the Board. The Annual Meeting via Zoom® is scheduled for 5:30 p.m. on August 18, 2020. A Board Meeting will follow.

Adjournment: The meeting was adjourned at 8:18 p.m. The next regularly scheduled Meeting of the Board will be on Wednesday, June 10, 2020 at 6:30 p.m. at via electronic means, Zoom®.