

Spinnaker at Lake Dillon Condominium Association
Board of Managers Meeting
October 21, 2020

MINUTES

Call to Order

The Meeting was called to order on October 21, 2020 at 6:31 p.m. via electronic means, Zoom®. Sue Pilcher chaired the meeting.

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

Directors Absent:	Vice President:	David Swenson
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Others Present:	HillStar Management (HSM)	Gwen Ballard, CAM
	Olave Bookkeeping	Georgia Olave

*Skip joined the meeting towards the end.

Association Business

Verticomm Camera System: Anthony Lyndon (Verkada) and Andrew Lombardo (Verticomm) were in attendance to answer questions from the Board about the proposed camera system. Andrew discussed in detail the proposal to purchase and install the camera equipment, and the options to lease the equipment instead of purchasing it. Sue P. and Georgia will review the proposals in more detail and report back to the Board.

Roof Proposals: The Board reviewed recommendations for the tripod style to install on the roof in order to support the roof mounted camera. They also discussed proposals to repair the chimney chases on the roof. More information is needed to make a decision and Stanley agreed to work on the project.

Reserve Study: Association Reserves is near completing the reserve study and had some questions for the Board in terms of scheduling replacement of equipment and appliances, furniture, and mechanical equipment. The Board asked them to prepare a hybrid analysis to include replacement of some components each year and allowance for the unknown items that may fail.

Deed Back Request: At the June Board of Managers Meeting, a request from David Richardson for the deed back of two (2) units, 105-13 & 106B-13, was denied, as he did not meet the criteria identified in the application. He submitted his request again, and the Board determined that he still has not met the criteria and needs to list the units for sale with a licensed real estate agent before submitting another application to be considered.

304-46 – The Board reviewed a request from the Owner to waive legal fees in the amount of \$193.00. Correspondence crossed in the mail between the Attorney issuing a subpoena on delinquent collection efforts and the Owner paying the account in full. ***A motion was made and seconded to approve waiving the legal fee in the amount of \$193.00. The motion carried unanimously.***

209-29 Request – The Board reviewed a request from the Owner for reimbursement of \$150.00 in damages, as her daughter's friend reported this to be the estimated cost of linens damaged in the dryer during their stay. The Owner also requested that half of the maintenance fees be refunded, as her daughter reported that she had to check-in 30-minutes late and that she was told to check out a day early. ***A motion was made and seconded to deny the request. The motion carried unanimously.*** There have been no complaints about the dryer prior to or after the visit. This is the first guest to report they were told to check out a day early.

New Rental Rates: New rental rates were reviewed and approved previously by the Board. Unfortunately, with the transition in Management, those records are not available. ***A motion was made and seconded to approve the new rental rates, attached. The motion carried unanimously.***

Adjournment: The meeting was adjourned at 8:15 p.m. The next regularly scheduled Meeting of the Board is to be determined following the election results.