

**Spinnaker at Lake Dillon Condominium Association**  
Board of Managers Meeting  
December 29, 2020

**MINUTES**

**Call to Order**

The Meeting was called to order on December 29, 2020 at 7:00 p.m. via electronic means, Zoom®. Sue Pilcher chaired the meeting.

Directors Present:	President:	Sue Pilcher
	Secretary:	James "Skip" Spensley
	Treasurer:	Sue Bauer
	Member-at-Large:	Mark Stevenson
	Member-at-Large:	Stanley Turner
	Member-at-Large:	Allen Kirsh
Directors Absent:	Member-at-Large:	David Klaversma
Others Present:	HillStar Management (HSM)	Gwen Ballard, CAM
	Olave Bookkeeping	Georgia Olave

**Association Business**

- A. Reserve Study Review: Skip prepared a spreadsheet with rating factors based on:

1. Safety Concerns.
2. Remaining Life.
3. Cost Estimate.

The Board agreed that this method of identifying the replacement priorities is the most reasonable. A Committee will be created to review the rating factors for both the Common and Interval Reserve Studies. The Committee will be responsible for rating the components and removing items that should be considered an operating expense. The Board asked Management to request Thyssen and one other company look at the elevator hydraulic system and provide a proposal for modernization.

- B. Reserve Study Committee: ***A motion was made and seconded to approve the Ad Hoc Reserve Committee. The following owners were appointed to the Committee:***

- I. James "Skip" Spensley***
- II. Sue Bauer***
- III. Mark Stevenson***
- IV. Allen Kirsh***
- V. Stanley Turner***

***The motion carried unanimously.*** The first meeting of the Committee will be on January 6, 2021.

- C. Roofing Bid: Management presented a bid from Roof Worx to install the camera mount on the roof and interlocking rubber pads that run from the hatch to the camera. Total cost is \$4,249. ***A motion was made and seconded to approve the proposal. The motion carried. Allen Kirsh was opposed.***
- D. Real Estate Agent: Management presented a listing agreement from a local Real Estate Agent, John Conti, to represent the Association in the sale of unit weeks that are owned by Spinnaker. ***A motion was made and seconded to accept the listing agreement. The motion carried unanimously.*** The Board asked Management to contact the Agent and request that the earnest money amount be lowered from \$1,000 if possible.

**Adjournment:** The meeting was adjourned at 8:20 p.m. The next regularly scheduled Meeting of the Board will be on January 26, 2021 at 5:00 p.m. via electronic means, Zoom®.