

**Spinnaker at Lake Dillon Condominium Association**  
Board of Managers Meeting  
September 29, 2021

**MINUTES**

**Call to Order**

The Meeting was called to order on September 29, 2021, at 6:07 p.m. via electronic means, Zoom® and in person. Sue Pilcher chaired the meeting.

|                    |                  |                       |
|--------------------|------------------|-----------------------|
| Directors Present: | President:       | Sue Pilcher           |
|                    | Vice President:  | Vicky Lee             |
|                    | Treasurer:       | Sue Bauer             |
|                    | Secretary:       | James "Skip" Spensley |
|                    | Member-at-Large: | Mark Stevenson        |
|                    | Member-at-Large: | Allen Kirsh           |
|                    | Member-at-Large: | David Klaversma       |

Directors Absent: None

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

**Property Owner Forum:** There were no Owners in attendance to address the forum.

**Approval of Agenda:** The Board reviewed the agenda of the September 29, 2021 Board of Directors Meeting. ***A motion was made and seconded to approve the agenda with the addition of "General Updates" if time allows. The motion carried unanimously.***

**Approval of Previous Meeting Minutes:** The Board reviewed the meeting minutes from the September 8, 2021 Board Meeting. ***A motion was made and seconded to approve the minutes as amended. The motion carried unanimously.***

**Association Business**

- A. **Rental & Marketing Committee:** The Board reviewed several recommendations from the Committee. The use of online rental services, such as VRBO, AirBnB and Expedia, were discussed. The Board agreed to test the services. Management will reach out to RDP again, regarding the systems ability to integrate with these types of rental services. New rental commission structures will be discussed in a separate meeting to provide recommendations to the Board. Allen will schedule the meeting. A cleaning fee is now charged on all regular rentals. The Board agreed that a cleaning fee should not be charged on Bonus Time reservations.
- B. **Investment Policy Committee:** Sue P. sent a copy of the proposed Investment Policy to Gill Capital Partners for review. We are awaiting a response.
- C. **Enumeration of Officers:** ***A motion was made and seconded to elect Vicky to the position of Vice President. The motion carried unanimously.*** All other Officer positions will remain the same.
- D. **WJE Engineering Proposal:** Management will coordinate a meeting with Stanley, Mark and Skip to review the proposal and discuss next steps in obtaining a couple of more proposals.
- E. **Reserve Study Review:** Skip, Sue B., Allen and Management will meet on October 14, 2021 at 1:00 p.m. to review the reserve study, prioritize items and prepare a recommendation to the Board for review.
- F. **308-21 Trade for 304-22:** The Owner of 308-21 submitted a request to trade their unit/week for 304-22, which is owned by the Association. ***A motion was made and seconded to deny the request. The motion carried unanimously.***

**Adjournment:** The meeting was adjourned at 8:02 p.m. The next regularly scheduled Meeting of the Board will be on October 27, 2021, at 6:00 p.m. via electronic means, Zoom®.