

Spinnaker at Lake Dillon Condominium Association
Board of Managers Meeting
March 9, 2023

MINUTES

Call to Order

The Meeting was called to order on March 9, 2023 at 6:30 p.m. via electronic means, Zoom®.

Directors Present:	President:	Vicky Lee
	Treasurer:	Sue Bauer
	Secretary:	James "Skip" Spensley
	Member-at-Large:	Mark Stevenson
	Member-at-Large:	Don Daffron

Directors Absent:	Vice President:	Jen Johnson
	Member-at-Large:	Allen Kirsh

Others Present:	HillStar Management (HSM)	Gwen Ballard, CAM
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Property Owner Forum: There were no Owners in attendance to address the Owner Forum.

Executive Session: The Board entered Executive Session at 6:31 p.m. to discuss delinquent accounts. The Board exited Executive Session at 6:40 p.m.

Delinquent Accounts: *A motion was made and seconded to send the following accounts to Turner Law for collections. The motion carried unanimously.*

- 308-30 with a balance due of \$529.18.
- 209-26 with a balance due of \$597.82.
- 08-15 & 206-39 with a balance due of \$1,902.18

Reserve Transfer: *A motion was made and seconded to transfer \$20k from the Interval Reserve Schwabb account to the Operating account to cover a shortfall of income in March. The motion carried unanimously.* This will show as a Due to Reserves on the Balance Sheet. This should be able to be paid back once April/May payments come in.

CO System: During an inspection of the mechanical systems in the building, it was discovered that the CO system is not working. The Board reviewed bids from two (2) contractors. *A motion was made and seconded to contract with Moore Mechanical Services to remove the failed CO system and replace one (1) existing sensor and add two (2) that had previously been disconnected, for a price of \$2,500. The motion carried unanimously.*

Adjournment: The meeting was adjourned at 6:48 p.m. The next regularly scheduled meeting of the Board is TBD.