

Spinnaker at Lake Dillon Condominium Association
Board of Managers Meeting
January 25, 2024

MINUTES

Call to Order

The Meeting was called to order on January 25, 2024 at 6:31 p.m. via electronic means, Zoom®. Vicky Lee chaired the meeting.

Directors Present:	President:	Vicky Lee
	Vice President/Secretary:	James "Skip" Spensley
	Treasurer:	Sue Bauer
	Member-at-Large:	Mark Stevenson
	Member-at-Large:	Allen Kirsh
	Member-at-Large:	Don Daffron
	Member-at-Large:	David Swenson

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 Property Owner Forum.

Approval of Agenda: The Board reviewed the agenda of the January 25, 2024 Board of Directors Meeting. ***A motion was made and seconded to approve the agenda as presented. The motion carried unanimously.***

Approval of Previous Meeting Minutes: The Board reviewed the meeting minutes from the November 9, 2023 Board Meeting. ***A motion was made and seconded to approve the minutes as written. The motion carried unanimously.***

Financials

- A. **Financials:** For December, the income was \$335.08 favorable to budget. The Fiscal Year-to-Date income is \$1,252.98 under budget. On the expense side, December was \$6,993.25 favorable to budget with the Fiscal Year-to-Date being \$16,005.45 over budget. The Net Income for December was \$7,328.33 favorable to budget and for the Fiscal Year to Date, the Net Income was \$17,258.43 behind budget.

- B. **Deed Back Requests:** ***A motion was made and seconded to accept the deed backs on the following units. The motion carried unanimously.***
 - I. 103 17&18
 - II. 205-15

- C. **Attorney Status Report:** There were no items that required a Board decision. The Attorney reported they are in the middle of the Service/Summons by Publication period. The Summons is being published weekly for 5-weeks in the legal notices of the Summit County Journal. The last publication will be on January 26, 2024. Then the defendants/owners have 5-weeks to file an answer with the Court. Assuming no Answers are filed, they will complete the lawsuit in April.

Association Business

- A. Solar Proposals: The Board reviewed proposals from the top two (2) solar companies following final interviews, and the final spreadsheets prepared to compare the proposals. Zero Carbon Communities is most appealing; however, they submitted new costs at the last minutes and Skip would like to spend some additional time researching the entire proposal. He will make a recommendation at the next meeting.
- B. Lighting Proposals: Management advised that the Xcel rebates were not significant; however, the energy savings were. ***After revisiting the proposals, a motion was made and seconded to approve the proposal from Paul Davis. The motion carried unanimously.***
- C. New Property Management Software: Management researched, interviewed, and analyzed the features in comparison to each other for seven (7) property management software companies that can support timeshares, association and rental management. ***A motion was made and seconded to approve Management's recommendation to discontinue the partnership with Resort Data Management and engage in a new contract with Membroz. The motion carried unanimously.***

Adjournment: The meeting was adjourned at 8:00 p.m. The next regularly scheduled meeting of the Board will be held on February 7, 2024 at 6:30 p.m. via Zoom® to review and approve the budget for the upcoming fiscal year. The Budget Ratification Meeting of the Membership will be held on February 28, 2024 at 6:30 p.m. via Zoom®.