

Spinnaker at Lake Dillon Condominium Association
Board of Managers Meeting
September 3, 2024

MINUTES

Call to Order

The Meeting was called to order on September 3, 2024 at 5:04 p.m. via electronic means, Zoom®. Vicky Lee chaired the meeting.

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

Directors Absent:	Treasurer:	Sue Bauer
-------------------	------------	-----------

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 September 3, 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 August 21, 2024 Board Meeting. ***A motion was made and seconded to approve the minutes as written. The motion carried unanimously.***

Association Business

- A. **Solar Project:** In preparation for the solar installation, Management obtained a bid to replace the flat roof prior to installation. Turner Morris presented a bid for \$198,732 for the roof replacement and \$21,392 to repair the chimney chases. The Board asked Management to obtain a second proposal for comparison. They also asked to reach out to Turner Morris for a preventative maintenance quote vs. an entire re-roof.
- B. **Trade Request:** The Board reviewed a request from the Owner of 103-31 to trade permanently for 203-37. ***A motion was made and seconded to approve the request. The motion carried unanimously.***

Adjournment: The meeting was adjourned at 6:25 p.m. The next regularly scheduled meeting of the Board will be held on September 12, 2024 at 5:00 p.m. via Zoom®.