

The Meeting was called to order on September 12, 2024 at 5:03 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 September 12, 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 September 3, 2024 Board Meeting. ***A motion was made and seconded to approve the minutes as written. The motion carried unanimously.***

Financials

- A. Financials: For the Fiscal Year ending July 31, 2024, the Net Operating Income was \$55,880.50 favorable to budget. On the income side, Spinnaker was \$13,421.17 favorable to budget. On the expense side, Spinnaker was \$42,459.33 favorable to budget. Total amount in the Reserve Accounts is \$794,671.32.
- B. Deed Back Requests: ***A motion was made and seconded to accept the deed backs on the following units. The motion carried unanimously.***
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|------------|------------|
| I. 106A-42 | III.204-31 |
| II. 108-42 | IV.209-28 |

Association Business

- A. Roof Repairs: At the last meeting, the Board reviewed a proposal from Turner Morris to replace the roof at a cost of \$198,732 and repair the chimney chases for \$21,392. Management obtained a second proposal from CH Roofing to replace the roof for \$210,250. Turner Morris did present a proposal for preventive maintenance at a cost of \$18,849 and the chimney chases for \$17,836. ***A motion was made and seconded to accept the proposal from Turner Morris for the preventative maintenance and chimney chase repairs at a cost of \$36,685. The motion carried unanimously.***

- B. Solar Project: The Board discussed the lease with Zero Carbon Communities and had minor updates to be made, and several questions that need to be answered. Skip will reach out to have the changes made and questions answered. In general, the Board is in agreement of moving forward with the lease.

Adjournment: The meeting was adjourned at 5:55 p.m. The next regularly scheduled meeting of the Board will be held on September 18, 2024 at 5:00 p.m. via Zoom® to review the updated solar lease.