

Spinnaker at Lake Dillon Condominium Association
Annual Meeting of the Membership
July 12, 2023

MINUTES

CALL TO ORDER

The Meeting was called to order on July 12, 2023 at 6:31 p.m. via electronic means, Zoom®. Vicky Lee chaired the meeting.

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

Directors Absent:	Vice President:	Jen Johnson
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Others Present:	HillStar Management (HSM)	Gwen Ballard, CAM
	Olave Bookkeeping	Georgia Olave

The Board of Managers introduced themselves and introduced Gwen Ballard with HillStar Management and Georgia Olave with Olave Bookkeeping.

Minutes Approval: *A motion was made and seconded to approve the minutes from the June 7, 2022 Annual Meeting as written. The motion carried unanimously; none were opposed.*

Financials: Olave Bookkeeping reported on various details of the financial statements for the fiscal year-ending March 31, 2023. Spinnaker was \$68,594.36 unfavorable to budget for revenue, due to less rentals than anticipated. On the expense side, Spinnaker was \$53,619.29 over budget, a direct correlation to the rental revenue. Net operating income was unfavorable to budget by \$115,689.30.

Board of Management Election: *With three (3) positions open and only three (3) candidates, a motion was made and seconded to appoint Sue Bauer, Skip Spensley and Allen Kirsh to the Board of Managers by acclamation for a 3-year term. The motion carried unanimously.*

Owner Forum: The Board and Management answered questions from the Owners in attendance.

Adjournment: The meeting was adjourned at 7:02 p.m.

PROXIES

UNIT	ASSIGNED TO	
102-28	President	1
102-30	President	1
102-31	President	1
102-34	President	1
102-46	President	1
103-29	President	1
103-33	President	1
103-49	President	1
103-52	President	1
104-19	President	1
104-36	President	1
104-48	President	1
105-23	President	1
105-26	President	1
106A-48	President	1
107-36	President	1
120-22	President	1
203-24	President	1
203-31	President	1
203-34	President	1
203-52	President	1
204-15	President	1
204-21	President	1
204-25	President	1
204-29	President	1
TOTAL		25

PROXIES

UNIT	ASSIGNED TO	
205-25	President	1
206-11	President	1
206-12	President	1
206-15	President	1
206-28	President	1
207-25	President	1
207-29	President	1
208-11	President	1
208-31	President	1
208-49	President	1
209-47	President	1
303-12	President	1
303-28	President	1
304-21	President	1
304-22	President	1
304-30	President	1
305-30	President	1
305-33	President	1
306-13	President	1
306-14	President	1
306-31	President	1
306-51	President	1
307-39	President	1
308-51	President	1
TOTAL		24

In Attendance

Martin Edwards	2
Debbie Fisher	2
Lucinda & Kristin Sesko	2
Dave Richardson	2
Vicky Lee	2
Don Daffron	1
Sue Bauer	1
Skip Spensley	3
Mark Stevenson	51
Allen Kirsh	50
TOTAL	152

Total TOTAL 201