

**Spinnaker at Lake Dillon Condominium Association**  
Board of Managers Meeting  
January 22, 2025

**MINUTES**

**Call to Order**

The Meeting was called to order on January 22, 2025 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
	Treasurer:	Sue Bauer
	Member-at-Large:	Mark Stevenson
	Member-at-Large:	Don Daffron
	Member-at-Large:	David Swenson
Directors Absent:	Member-at-Large:	Allen Kirsh
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 22, 2025 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 12, 2024 Board Meeting. ***A motion was made and seconded to approve the minutes as written. The motion carried unanimously.***

**Financials**

- A. **Financials:** The year-to-date financials ending December 31, 2024 were reviewed, the Net Operating Income was \$42,453.25 favorable to budget. On the income side, Spinnaker was \$46,867.78 favorable budget and on the expense side, Spinnaker was \$4,414.53 unfavorable to 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. 206-03
  - II. 206-08
  - III. 209-32
- C. **Account Write-Off:** Account 103-43 has an account balance of \$6,332.63 and has been on a \$50.00 per month payment plan through the Attorney for several years. The Owner has stopped making payments and the unit week has already been deeded back to Spinnaker. ***A motion was made and seconded to write-off the account balance of \$6,332.63 to Bad Debt Allowance to remove it from the financial books. The motion carried unanimously.***

- D. Delinquent Accounts: The Board reviewed the delinquent account information. They agreed on the following. There are fourteen (14) delinquent accounts (106A-26, 204-11, 209-26, 209-43, 306-41, 206-40, 102-40, 105-32, 106A-12, 106A-37, 209-16, 304-14, 208-23 & 209-23) that still have not paid the April 1, 2024, assessment or the October 1, 2024 assessment. ***A motion was made and seconded to send these fourteen (14) accounts to collections with Turner Law. The motion carried unanimously.***

**Association Business**

- A. Trade Request: ***A motion was made and seconded to approve trading 106A-46 for 206-46. The motion carried unanimously.***

**Adjournment**: The meeting was adjourned at 5:45 p.m. The next regularly scheduled meeting of the Board will be held on February 5, 2025 at 5:00 p.m. via Zoom®. The Budget Ratification Meeting of the Membership will be held on February 26, 2025 at 5:30 p.m.