

Spinnaker at Lake Dillon Condominium Association
Board of Managers Meeting RE: 107 Sale
July 7, 2025
MINUTES

Call to Order

The Meeting was called to order on July 7, 2025 at 3:01 p.m. via electronic means, Zoom®. Skip Spensley chaired the meeting.

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

Directors Absent:	President:	Vicky Lee
	Member-at-Large:	David Swenson

Others Present:	HillStar Management (HSM)	Gwen Ballard, CAM
	Olave Bookkeeping	Georgia Olave
	HillStar Management (HSM)	Jori Hoffman
	Omni Real Estate	John Conti

Association Business

- A. Unit 107 Offer: The investors rejected the counteroffer submitted by the Board offer.
- B. Unit 107 Sale Listing: Real Estate Agent, John Conti, presented (36) thirty-six comparable sales in the Dillon/Keystone area and reviewed the pros and cons of the Spinnaker location for listing purposes. John recommended a listing price of \$698,250 (\$665/sqft). The Realtor commission fees are 6% if the unit is sold by another Realtor and 5% if sold by John. The listing contract for John is for 1-year with the intent to sell within 90-days. The Board proposed a 6-month listing contract with the listing price at \$698,250 + 5% commission. ***A motion was made and seconded to approve Unit 107 at a listing price of \$698,250 + 5% Realtor fees and a 6-month contract. The motion carried unanimously.***

Adjournment: The meeting was adjourned at 3:54 p.m. The next regularly scheduled meeting of the Board will be following the Annual Meeting on July 31, 2025 via Zoom®.