

SPINNAKER AT LAKE DILLON
MINUTES OF ON-SITE BOARD MEETING
AUGUST 16, 2014

The meeting started at 11:30 a.m. with a walk around the property to observe the condition and needs for repairs/maintenance. A list of the items observed is attached.

The business meeting was called to order at 1:03 p.m. by Barbara Schwartz, Board Chair. Present for the meeting were Barbara Schwartz, Chair, Susan Pilcher, Treasurer and Acting Secretary, Lou Semin, Barb Hermanson, David Swenson and Glenn Hearn. Barry Georgopoulos, Secretary, was excused. Also present were Keara Polich, Property Manager and Bob Polich, Accountant.

The first order of business was a discussion of the policy regarding pets in the units. The declarations allow only whole owners to have pets. Interval owners and guests or renters of whole owned properties are not allowed to have pets in the units.

A conference call with Phil Ledon was held to discuss the situation with the internet at Spinnaker. The current system is unacceptable. The signal strength is not consistent floor-to-floor and the connection fluctuates or goes out intermittently. The issue is the construction material (concrete) of the building coupled with inadequate wiring. The last "fix" cost \$3500 and worked well for two weeks. After a power outage and reboot, it stopped working.

The most acceptable performance would require an access point in every unit. Installation would be about \$15,000, with a monthly cost of \$25/unit. That would be \$6300/year. Currently we pay \$110/month (\$1331/year) for a single stream. The monthly fees would add about \$6 per year to the dues.

The other option would be to add an 8 point concentrator to floors 1 and 3 (same as is currently on floor 2). The total cost would be about \$6300 (\$1400 per floor plus \$250/unit for 14 units). There is no guarantee, however, that this would solve the problem. Question-would we then need to pay for three streams instead of 1?

The board directed Keara to get bids from Phil and from Comcast to resolve this issue. It is high priority and needs to be addressed as soon as possible.

Approval of the minutes from the February 18, 2014 board meeting, the May 6, 2014 Annual Meeting and the May 6, 2014 was moved by Glen Hearn and seconded by Lou Semin. Approval was unanimous.

Keara reviewed the status of the units owned by the association. Currently 10 are owned. Fourteen past due owners are at the attorney's office, three of which are new. The board requested a written report of the owned and past due instead of an oral report.

The accounting is now being done by Bob Polich of Mountain Systems He reviewed the financial statements as follows:

The Income Summary Report for the three months ending June 30, 2014 showed the three month budget to actual and variance. The net operating income showed a positive variance of \$1274.

The books are on an accrual basis.

There was a double booking gas and electric costs in April causing a significant variance from budget.

The allocation of reserve accounts had not been completed and tied into the financial statements, so reconciliation is not possible. Accounts Receivable had also not been tied in so was not reconciled.

Sue Pilcher requested monthly reports including the Income and Expense detail, Balance Sheet detail and the General Ledger. (Not received until 11/17/14). She also requested copies of the bank statements with the checks attached. (Not received).

Lou Semin tested the stain on the railings on the balconies. It looks good now. It needs to be maintained with linseed oil.

Units 102 and 103 will be upgraded during the October maintenance week. As requested, the dumpster will not be delivered until Friday at 10:00 to avoid disturbing the owners/guests during the week prior to renovation.

Smoking in the units was discussed. Spinnaker is not designated as a non-smoking resort. According to the attorney, it is possible to ban smoking. It would be a process, culminating in a vote by the owners. The quorum and the ban would have to be consistent with the articles, declarations and by-laws. Keara will begin to solicit comments from owners, renters and guests about their preference for a smoke-free property.

Keara will solicit email addresses at the annual meeting so that newsletters, invoices, etc. can be emailed as often as possible to save on postage.

The possibility of ACH payments for dues is being explored. Alpine Bank (not one of ours) has the lowest fees.

A law goes into effect in July 2015 requiring licensing/certification of property managers in Colorado. The question of Keara's status was raised. Mr. Polich said that his company is licensed, so technically Keara is covered for that and real estate licensing. More research is needed.

The next meeting was set for November 18, 2014 at 6:30 p.m. at Lou Semin's house.

The meeting was adjourned at 2:55 p.m.