

# Spinnaker at Lake Dillon

## Annual Owners Meeting

May 19, 2015

Meeting called to order by Vice President Glen Hearn at 6:30 PM. Board members in attendance were Vice President Glen Hearn, Treasurer Sue Pilcher, Secretary Barry Georgopoulos, Barb Hermanson, Lou Semin, member David Swenson by Skype, and Property Manager Keara Polich and her mother Deb Polich. Board Members all introduced themselves to the Owners in attendance. Keara gave tenure of all Board Members.

Outgoing Vice President Glen Hearn commented on the Boats ongoing effectiveness, stating that our annual fees are lower than average, and challenging the new board and its members to continue the foresight and fiscal responsibility that has prevailed. The attendees thanked the board for a job well done.

A motion to approve the minutes of the last Annual Owners Meeting on May 14, 2014 meeting was made, seconded, and passed.

Keara reported on improvements/replacements since the last annual meeting. The lobby entrance ramps have been redone and now meet ADA certification requirements. The garage door has been replaced. New hot tub put in last spring. Security cameras are in place and have already helped identify vandals.

Cost savings are expected from reducing the newsletter to twice a year and using email for newsletters and billings to the extent possible. Patio railings painted by Semins (a big thank you!!!)

We are currently into our fourth year of the five year remodeling project. Remodel Project update identified Units 207, 106A & 209, 203 & 204, 104 & 105, and 305 & 308, 303 & 304 have been remodeled over the last 3 years with 306 & 307 being done this week. Unit 107 & 208 will be completed during the fall down week. Last four (106B, 108, 205 and 206) next year!

New boards beneath patio railings made of composite that will not rot out are still planned. Still working with contractor to identify best material and cost.

Computer upgrades may have to wait until remodeling is complete. Suggestions from owners:

Expanding web/network exposure. Area happenings information updated/available monthly. Explore solution to small parking spaces.

One major issue of concern is ongoing and increasing delinquencies/property deed claims and abandonments. The association owns twelve units.

Elections were conducted. The two vacancies (Schwartz & Hearn) needed to be filled. Election ballots were distributed and collected. Candidates Mark Stevenson and Maureen Grabeklis were elected.

Final recap of concerns: Upcoming expenditures mostly routine except internet upgrade.  
Explore increasing information available to owners and potential owners. Establish a link to  
Spinnaker Board president with a blind forward

Meeting adjourned at 7:40 PM.

Respectfully Submitted,

Barry Georgopoulos, Secretary