

Lake Dillon Condominiums Association
Board of Directors Meeting Minutes
10/31/2011

The meeting was called to order at 10:30am. Board members present via telephone- Scott Roper, Sue Donalson, Chris Ansay & Forrest Scruggs. A quorum was present. Peter Schutz and Kevin Lovett were present on behalf of Summit Resort Group.

- 1) The Board discussed the new offer from Lynn & Jeanne Berggren on the purchase of unit 107. Their offer was \$225,000 cash or \$220,000 and site manager Bernie Romero can stay in the unit for six months. The Board unanimously approved the offer of \$225,000. The sale will be contingent on a structural engineers report on the feasibility of combining the two units. The cost of this will be the Berggren's responsibility. Peter recommended the association hire attorney Mark Richmond to review the legality of combining the two units, how the first right of refusal may or may not apply and to draw up the purchase contract between the Association and the Berggren's.

Other items that the Board agreed should be part of the transaction - \$5000 earnest money/closing by the end of December/seller (LDC HOA) and buyer to pay normal closing costs.

- 2) The Board and SRG discussed the property management fee. Currently, a portion of the regular compensation in the agreement is the right to use unit 107 for the on site manager. With the sale of unit 107, the use of the unit is eliminated. In addition, the closure of the office will result in a credit of part of the management fees back to the Association. The

Board and SRG agreed that once the unit is sold, the management fee will return to the "pre office closure" amount. Elimination of the ability to use unit 107 is "a wash" with the credit for the office closure.

With no further business the meeting adjourned @ 11:10 am

Approved
Sue Donalson