

ANNUAL MEETING  
Yacht Club Condominiums  
Saturday July 26, 2015

1. Call to Order
  - a. The meeting was called to order at 10:20 a.m.
  - b. Board members present were Ann Gassman, DeAnn Sizemore, Ron Harper, Robert Duncan, Reid Brees, and Bobby Kline. From Wildercrest Property Management in attendance was John Dithmer Area Community Manager, Aaron Weston Community Association Manager, and Ned Brandt formally of Americana Resort Properties.
  - c. 20 Homeowners were in attendance and it was determined that a quorum was not obtained.
2. Approval of the 2014 Annual Meeting Minutes.
  - a. Ann Gassman motioned that the minutes of the 2014 Annual Meeting be approved. Lisa Wilderman seconded and was unanimously approved. Since a quorum was not present, the minutes were conditionally approved.
3. Presidents Report
  - a. Ann spoke about the current litigation with parking status at the Supreme Court. At this time the association is waiting to hear if their case will be heard. Currently the Town of Dillon is allowing Yacht Club residents to park along the bike path in the vicinity of the property.
  - b. A new hot tub project was discussed and that the location of a new tub would best be outside on the lake side of the property due to new building codes that an indoor installation would have to meet. According to Yacht Club's declarations, to change any property amenity (as deleting a hot tub), the declarations would need to be changed.
4. Financial Report
  - a. The 6/30/2015 financials were reviewed.
  - b. The 2015-2016 budget was reviewed. It was noted that dues are not increasing.
5. New Business
  - a. Landscaping was discussed and that there has not been enough weed control. Wildercrest was tasked to speak with the vendor to increase weed control measures.
  - b. Glycol must be used in all boilers to prevent freeze damage. The Association will have boilers inspected in September but owners will be responsible for installing glycol and for any damage that results from heating system freezes.
  - c. Three locations of the proposed hot tub were discussed and walked by the membership attending.
  - d. HOA requested that updated parking passes be issued.
6. Adjournment
  - a. With no further business to conduct the meeting was adjourned at 12:37
7. A package will be sent out to all owners so that they may vote for two board members, approve the 2014 minutes, and voice their opinion regarding the hot tub project, and any additional financing.