

**Minutes of the Durango Mountain Master Association  
Board of Directors Meeting  
September 30, 2008**

**Directors present**

Jay Eagen, Mark Seiter, Nancy Furry, Mark Gebhardt, Gary Derck, George Stahl

**Guests present**

Duke Eggleston, Chuck Wages, Kim Provost, Virginia Wright

**Call to order and prior meeting minutes**

The meeting was called to order by Jay Eagen. After reviewing the minutes it was moved and seconded to approve the May 13, 2008 meeting minutes, with no changes. The motion was passed with none opposed.

Jay then introduced Chuck Wages as the new General Manager for the Durango Mountain Club.

**Financial Review**

Financial statements for the four months ended August 31, 2008 were reviewed. Operating expenses are below budget. Revenues are below budget in real estate transfer fees but this should reverse with Purgatory Lodge closings happening in September through November. Capital expenditures are currently below budget but there are still some projects to be completed.

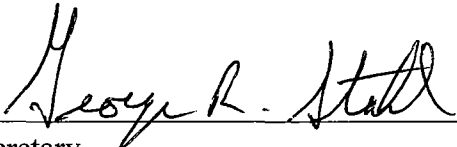
**Operations and actions**

- Purgatory Lodge update: Gary Derck reported that Purgatory Lodge construction is ahead of schedule and under budget. There will be a locals sneak peak on Wednesday November 5, 2008. Details will be mailed soon.
- Mark Seiter reviewed the revised Durango Mountain Club budget. The DMMA loan is on-going with the appraisal due to be completed October 1. Mark will update the five-year projection and send to the Board. An audit of the DMMA finances has been done going back several years. The audit report should be finalized by mid October.
- DMC outside member rules and regulations: Duke discussed the draft of the rules and regulations for outside membership. The Board asked for additional time to review these rules and regulations and provide comment back by October 6.
- DMMA member guest and rental guest access policies: After extensive discussion, the Board asked for additional time to review the policies and possible changes based on the discussions and will send comments back by October 6.
- DMMA Newsletter/E-mail communications: Virginia Wright reported that the fall edition of the newsletter is complete and due to be emailed out on October 1. Hard

copies will be mailed to homeowners that have not yet provided email addresses. Jay reported that e-mail communications have been scheduled to go out every other week until opening and then periodically throughout the season to update homeowners on Purgatory Lodge progress and to announce upcoming events in the Club. The first email blast was initiated today announcing Chuck Wages and his role in the Club.

- DMMA FAQs: This item was tabled for discussion at a later date.
- Community Center: Jay announced that the Community Center is undergoing changes to reposition its role in the community. Discussions are on-going on possibly having yoga, Pilates, and early morning ski stretching clinics throughout the winter and also converting the downstairs into breakout rooms for future conferences. Audio and visual updates are also being completed to make it more user friendly for conferences.

There being no further business the meeting was adjourned.

  
Secretary