

DRAFT

MINUTES OF DURANGO MOUNTAIN MASTER ASSOCIATION, INC.

ANNUAL BOARD OF DIRECTORS MEETING

SATURDAY, JUNE 27, 2009

Purgy's Restaurant, Purgatory Lodge

DIRECTORS PRESENT: Jay Eagen (Association President), Nancy Furry (also Association Vice President), George Stahl (also Association Secretary/Treasurer), Mark Gebhardt, Mark Seiter and Gary Derck

DIRECTORS ABSENT: None

MEMBERS PRESENT: The members present in person or by proxy represented an overall quorum; a residential quorum was established. The commercial member present was Durango Mountain Resort (owner and Lessor of all commercial properties), represented by George Stahl.

GUESTS PRESENT: Denise Leslie (Music in the Mountains), Cathy Craig (Durango Mountain Realty), Judy Wachob (DMR), Lisa Foster (DMR), Kim Provost (DMR).

Prior to the meeting, a package of materials was mailed to the members containing a summary of information, meeting agenda, minutes of the June 28, 2008 annual meeting of the members, proxy, financial statements for the year ended April 30, 2009, the Association's budget for the 2009-10 fiscal year and minutes of meetings of the Board of Directors over the past year.

The annual meeting of the Durango Mountain Master Association was called to order by Jay Eagen. A review of the meeting agenda was made and approved.

After review of those present both in person and by proxy it was determined that a quorum was present.

Jay Eagen directed members to the minutes of the June 28, 2008 meeting. There being no additions or changes to the minutes it was moved and seconded to approve the minutes as presented. The motion carried by voice vote with none opposed.

--Gary Derck presented a Resort update of the 2008-2009 season including what went well last season, and what will be focused on for improvement for the coming season based on feedback received through customer surveys. Mr. Derck presented the new resort operating schedule which will include opening on weekends only from Memorial Day to summer opening and from school starting through the end of September, and Thanksgiving until official winter opening (contingent on snowfall). Mr. Derck provided a real estate update as well as an update on additional/future amenities in and around the resort.

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-Nancy Furry presented the Purgatory Metro District plans for the phase 1 of the north county community park, which will be handicap accessible and include fishing and a play ground.

-Denise Leslie provided an overview of the 23rd season for Music in the Mountains which includes 17 concerts in the festival tent at the mountain.

--Judy Wachob presented on daily lift tickets, season passes and explained the new DMMA membership cards.

--Jay Eagen gave a brief presidents report.

--George Stahl presented the financial statements for the year ended April 2009. Mr. Eagen noted the board has kept a close eye on expenses, meeting monthly since the Club opened, to review financial reports and make adjustments where necessary.

--Mr. Stahl then shared the DMMA Board approved budget for the 2010 fiscal year (May 2009 through April 2010). A discussion took place regarding the expenses associated with the Community Center and the desire to maintain the amenities. Mr. Eagen noted that the DMMA Board is considering establishment of a financial committee and asked for volunteers. The committee will be established if the financial situation dictates that cuts in service and amenities need to be considered.

The next item of business was the election of directors. An explanation of the various classes of directors and appointments was discussed. The appointments were as follows:

Commercial director -	George Stahl
Declarant director -	Mark Seiter
Declarant director -	Jay Eagen
Declarant director -	Mark Gebhardt
Mountain director -	Gary Derck

The Residential director is the only director voted by the members. A motion was made for Nancy Furry to serve another term; the motion was approved by a unanimous vote with no members opposed.

There being no other business, the meeting was adjourned.

Meeting Secretary