

RECORD OF PRECEEDINGS

SPINNAKER RUN CONDOMINIUM ASSOCIATION ANNUAL MEETING APRIL 29, 2010

Board Members present: Barbara Bureau, Diane Mullan, Cynthia Vaught, Tony Ormsby, James Wiegel and Graham Millar

Board Members absent: none

Homeowners: sign-in available at management company

CPMG: Association Manager Jan Chadwick

CPMG President Lynda Reifman

Assistant Miranda Sumner

Minutes taken and transcribed by Jan Chadwick

Meeting called to order by Barbara Bureau at 7:00 p.m.

CERTIFICATION OF PROXIES AND QUORUM: CPMG verified there was a quorum of 64 homeowners either in person or by proxy.

PROOF OF MAILING: Jan Chadwick presented proof of mailing.

CPMG President Lynda Reifman addressed the flyers that have been posted around the property by Ed Hartnett, a non-owner resident. She said the flyers were not factual. There is no crime wave at Spinnaker and the balconies are structurally sound. David Goff of PG Construction said that during repairs last fall, special brackets were used to reattach the railings. He said handrails and pickets were replaced as needed. Lynda Reifman said a new bulletin will be sent to owners and renters at Spinnaker explaining that there is no "Resident Safety Person" on the property as some of the flyers stated. James Wiegel said if the Board had appointed such a position it would be reflected in the Board meeting minutes and would be posted on CPMG's website.

READING OF THE APRIL 17, 2008 ANNUAL MEETING MINUTES: Diane Mullan made a motion, seconded by Cynthia Vaught, and passed unanimously, to waive the reading of the minutes.

APPROVAL OF THE APRIL 17, 2008 ANNUAL MEETING MINUTES: Diane Mullan made a motion, seconded by Cynthia Vaught, and passed unanimously, to approve the minutes as written.

PRESIDENT'S REPORT: Barbara Bureau said that painting has been completed and asphalt repairs were coming up.

FINANCIAL REPORT: Cynthia Vaught said that there is approximately \$200,000.00 in the Association's reserve account. She said with summer coming, they were heading into the expensive part of the year. Diane Mullan said the Association's Reserve Study assesses certain components of the property such as roofs and asphalt and provides the Board guidelines as to when repairs or replacement of those components should be done.

2)

ELECTIONS: There are four seats that are up for election. Diane Mullan, Cynthia Vaught, Tony Ormsby and James Wiegel all agreed to run for re-election. There were no other nominations from the floor. Nominations were closed. Graham Millar made a motion, seconded by Barbara Bureau, and passed unanimously, to elect the four by acclamation.

HOMEOWNERS FORUM:

Joseph Housworth, 12450 E. Cornell Ave., #301, said that the stairs get very slick in winter and asked if something could be done to make them safer.

\$50 VISA GIFT CARD DRAWINGS:

Four names were drawn by Miranda Sumner of CPMG. The winners were Michael Harrell, Joseph Zeto, Steven Ward and R. Trout/M. & D. Longhurst.

The meeting was adjourned at 7:47 p.m.

The above minutes were approved on _____, 2011.

Secretary