

Spinnaker Run Condominiums Association

Board of Directors Meeting Minutes

January 21, 2021 – 6 PM

Zoom Meeting

Call to Order: Barbara Bureau called the meeting to order at 6:00 p.m. The meeting was held via Zoom due to Covid-19.

Board members present: Barbara Bureau, Michael Lee, Diane Mullan, Mark Scaperlanda, Kim Hirschey and Gaberiel Klein

Board members absent: None

CPMG Staff: Mark Dougal CMCA, AMS Association Manager

Minutes taken and transcribed by Mark Dougal CMCA, AMS - CPMG

Homeowner Forum: There were 7 owners present. The topics brought up by the owners were: mailbox break in's/security, pet waste stations installation time line, neighbor noise complaints and one owner wanted to ask the Board for permission to lease her unit for 3 months which was denied.

Guests: Ghent from Pro Way was on the call to discuss ongoing projects, maintenance issues and bids with the Board.

Meeting Minutes:

- On a motion made by Barbara Bureau, seconded by Diane Mullan and unanimously carried it was resolved to approve the December 17, 2020 minutes.

Manager's Report: The Board reviewed the report.

Old Business: None

New Business/Discussion Items:

- The Board discussed the recent mailbox break in's. The Board has ordered a new metal door to replace the old wooden one that was easy to break into. They have also asked security and the police to make more rounds through the community.
- On a motion duly made, seconded and unanimously carried it was resolved to approve the Access Agreement, first amendment with Koelbel for the Nine Mile Project.
- The Board discussed and approved the locations for the 6 new dog waste stations to be installed.

Contracts Approved Between Meetings:

- New mailroom metal door - \$3,500 – Front Range

Financial Review: On a motion made by Diane Mullan, seconded by Michael Lee and unanimously carried it was resolved to approve the December 2020 financials subject to audit.

Attorney report: The Board reviewed the report.

Delinquency: The Board reviewed the report.

Hearings: On a motion duly made, seconded and unanimously carried it was resolved to approve the following fines:

- 12512 #204 – 4th notice – broken window blinds - \$500
- 12512 #204 – 9th notice – broken window - \$500
- 12512 #204 – 6th notice – cardboard covering bedroom window - \$500
- 12512 #204 – 7th notice – broken screen door - \$500
- 12512 #204 – 5th notice – items stored on balcony - \$500
- 12512 #302 – 6th notice – sheet with design in window - \$500
- 12526 #301 – 3rd notice – large propane tank - \$200

Correspondence: The Board reviewed the correspondence.

- On a motion duly made, seconded and unanimously carried it was resolved to waive half of the fines for unit 12430 #301.

Adjournment: The meeting was adjourned at 8:07 pm.

Executive Session: None

Next Meeting: February 18, 2021 at 6 PM via Zoom due to Covid-19.

Minutes approved: _____
Board approved Date