

Spinnaker Run Condominiums Association

Board of Directors Meeting Minutes

May 19, 2022 – 6 PM

Zoom Meeting

Call to Order: Barbara Bureau called the meeting to order at 6:03 p.m.

Board members present: Barbara Bureau, Carole Fuller, Gaberiel Klein, Hayley Sanchez, Michael Lee, and, Diane Mullan

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 was 1 owner present. He was there to listen and observe.

Guest: Brittney Horstman, Attorney with Moellergraf was present to discuss the Declaration re-write she is currently working on as she needed some questions answered by the Board.

Meeting Minutes:

- On a motion made by Barbara Bureau, seconded by Carole Fuller and unanimously carried it was resolved to approve the April 21, 2022 minutes.

Manager's Report: The Board reviewed the report.

Old Business: None

New Business/Discussion Items:

- Michael provided the Board with an update on the new parking permits that he has ordered.
- There was discussion about the current vacancy on the Board. No one in attendance was interested in joining at this time.
- The pool opening was discussed. It will open Saturday of Memorial Day Weekend.
- On a motion duly made, seconded and unanimously carried it was resolved to approve the building 12430 handrail repair bid from Front Range in the amount of \$2,100.
- On a motion duly made, seconded and unanimously carried it was resolved to approve the gutter cleaning bid for all buildings from Heritage Roofing in the amount of \$5,450.
- On a motion duly made, seconded and unanimously carried it was resolved to approve the painting of the exterior light poles bid from Front Range in the amount of \$1,188.
- On a motion duly made, seconded and unanimously carried it was resolved to approve the parking lot bollards bid from Front Range in the amount of \$7,235.25.
- On a motion duly made, seconded and unanimously carried it was resolved to approve the power washing bid from Leston's Festival Blasters in the amount of \$4,950.
- On a motion duly made, seconded and unanimously carried it was resolved to approve the mailbox replacement bid from Page Specialties in the amount of \$27,314.96.

Items Approved Between Meetings:

- Assemble new pool furniture - Michael's Janitorial - \$600 – Diane Mullan voted no, Michael Lee abstained
- 12546 #301 – 12 month payment plan

Financial Review: On a motion made by Michael Lee, seconded by Barbara Bureau and unanimously carried it was resolved to approve the April 2022 financials subject to audit.

Architectural: None

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:

- 12430 #304 – 3rd violation – damaged screen/storm door - \$200
- 12504 #301 – 2nd violation – non-compliant front door - \$100
- 12506 #201 – 2nd violation – damaged blinds - \$100
- 12512 #302 – 2nd violation – blanket in window - \$100
- 12546 #204 – 3rd violation – red curtains - \$200

Correspondence: The Board reviewed the following: None

Adjournment: The meeting was adjourned at 8:21 pm.

Executive Session: n/a

Next Meeting: June 16, 2022 at 6 PM – Zoom Meeting

Minutes approved: _____
Board approved Date