

Spinnaker Run Condominiums Association

Board of Directors Meeting Minutes

June 17, 2021 – 6 PM

Spinnaker Run Clubhouse

Call to Order: Barbara Bureau called the meeting to order at 6:00 p.m.

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

Board members absent: Mark Scaperlanda

CPMG Staff: Mark Dougal CMCA, AMS Association Manager

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

Homeowner Forum: There were 5 owners present. The topics brought up by the owners were: why were the dog waste trash cans removed, landscaping issues/concerns and why is there no pool furniture out for use.

Meeting Minutes:

- On a motion made by Barbara Bureau, seconded by Diane Mullan and unanimously carried it was resolved to approve the May 20, 2021 minutes.

Manager's Report: The Board reviewed the report.

Old Business: None

New Business/Discussion Items:

- On a motion duly made, seconded and unanimously carried it was resolved to approve the reserve study draft by McCaffery.
- On a motion duly made, seconded and unanimously carried it was resolved to approve the summer flowers bid from Keesen in the amount of \$2,807.43.
- On a motion duly made, seconded and unanimously carried it was resolved to approve the landscaping enhancements bid from Keesen in the amount of \$5,153.56
- On a motion duly made, seconded and unanimously carried it was resolved to approve the clock replacement bid from Keesen on a time and materials basis.
- The Board discussed the need to review and update the rules and regulations in the near future.

Contracts Approved Between Meetings:

- Pool Connection –New water heater - \$6,184.20
- Front Range - 3 more dog stations installed - \$855

Financial Review: On a motion made by Diane Mullan, seconded by Barbara Bureau and unanimously carried it was resolved to approve the May 2021 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:

- 12450 #103 – 2nd notice – charcoal grill - \$100
- 12450 #104 – 2nd notice – broken window - \$100
- 12512 #302 – 12th notice – sheet with design in window - \$500
- 12512 #302 – 7th notice – screen door off - \$500
- 12526 #301 – 9th notice – large propane tank - \$500
- 12526 #301 – 6th notice – Items stored on balcony - \$500
- 12536 #101 – 4th notice – patio screen door off - \$200
- 12536 #302 – 2nd notice – hooks drilled into wood on balcony - \$100
- 12546 #201 – 2nd notice – pet waste dropping on to patio below/pet left unattended - \$100

Correspondence: The Board reviewed an email from an owner requesting a one way sign be installed in the parking area by her unit. This was unanimously denied by the Board.

Adjournment: The meeting was adjourned at 7:22 pm.

Executive Session: 7:22- 8:20. Board member conduct

Next Meeting: July 15, 2021 at 6 PM – Spinnaker Run Clubhouse

Minutes approved: _____
Board approved Date