

Spinnaker Run Condominiums Association

Board of Directors Meeting Minutes

September 15, 2022 – 6 PM

Zoom Meeting

Call to Order: Barbara Bureau called the meeting to order at 6:04 p.m.

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

Board members absent: None

CPMG Staff: Korey Bueng, Association Manager

Minutes taken and transcribed by Korey Bueng - CPMG

Homeowner Forum: There were no homeowners present.

Meeting Minutes:

- On a motion made by Gabriel Klein, seconded by Carole Fuller and unanimously carried it was resolved to approve the August 18, 2022 minutes.

Manager's Report: The Board reviewed the report.

Old Business:

- There remains a vacancy on the Board of Directors.
- New parking permits were not discussed.

New Business/Discussion Items:

- The Board will obtain proposals to address the drainage issues on the bottom landings
- On a motion duly made, seconded and unanimously carried, it was resolved to approve the proposal from Front Range Property Solutions to extend the handrail at 12506 E. Cornell Avenue in the amount of \$1,260.
- On a motion duly made, seconded and unanimously carried, it was resolved to approve the revised Records Inspection policy, and the Sign and Flag policy.
- On a motion duly made, seconded and unanimously carried, it was resolved to approve the 2023 budget with a 5% increase in homeowner assessments.
- The Board tabled the Academy Arborist tree removal proposal.
- On a motion duly made, seconded and unanimously carried, it was resolved to approve the CPMG contract in the amount of \$3,037 per month.
- On a motion duly made, seconded and unanimously carried, it was resolved to approve a proposal from Front Range Property Solutions to repair roof damage around the chimney at 12536 E. Cornell Avenue #303 in the amount of \$2,200.
- On a motion duly made, seconded and unanimously carried, it was resolved to approve a proposal from Front Range Property Solutions to repair roof damage around the chimney at 12536 E. Cornell Avenue #301 in the amount of \$2,200.
- On a motion duly made, seconded and unanimously carried, it was resolved to approve the insurance renewal proposal Option 1 from Assured Partners in the amount of \$128,624.
- On a motion duly made, seconded and unanimously carried, it was resolved to approve the proposal from Complete Plumbing HVAC & Mechanical to camera kitchen drain lines in the amount of \$18,238.50.

Items Approved Between Meetings: None.

Financial Review: On a motion made, seconded and unanimously carried it was resolved to approve the August 2022 financials subject to audit.

- On a motion duly made, seconded and unanimously carried, it was resolved to invest reserve funds into 12-month CDARs on a monthly schedule that alternates with CDs in the amount of \$25,000.
- The Board reviewed the attorney status report.
- The Board reviewed the delinquency report.

Architectural:

- On a motion duly made, seconded and unanimously carried, it was resolved to approve the Architectural request from 12546 E. Cornell Avenue #304 for window and sliding glass door replacement as submitted.

Hearings: None.

Correspondence: None.

Adjournment: The meeting was adjourned at 8:50 pm.

Executive Session: n/a

Next Meeting: October 20, 2022 at 6 PM – Annual Meeting – Spinnaker Run Clubhouse

Minutes approved: _____
Board approved Date