

**Spinnaker Run Condominiums Association**  
Board of Directors Meeting Minutes  
March 16, 2023 – 6:00 PM at the Clubhouse (12516 E Cornell Ave)

**Call to Order:** Barbara Bureau called the meeting to order at 6:02 PM.

**Board members present:** Barbara Bureau, Michael Lee, and Diane Mullan. Gabriel Klein, Hayley Sanchez, and Carole Fuller were present by phone.

**Board members absent:** None.

**CPMG Staff:** Korey Bueng, Association Manager.

**Guests:** Gary Craig of Front Range Property Solutions, and David Graf of Moeller Graf Community Association Law.

*Minutes taken and transcribed by Korey Bueng - CPMG*

**Homeowner Forum:** There was one homeowner present to discuss the chain link fence, homelessness issues and other security concerns.

**Meeting Minutes:**

- On a motion duly made, seconded and unanimously carried, it was resolved to approve the February 16, 2023 minutes as written.

**Manager's Report:** The Board reviewed the report.

**Financial Review:**

- On a motion made by Michael Lee, seconded by Barb Bureau and unanimously carried with Diane Mullan abstaining, it was resolved to approve the December 2022 year-end financials subject to audit.
- On a motion made by Michael Lee, seconded by Barb Bureau and unanimously carried with Diane Mullan abstaining, it was resolved to approve the January 2023 financials subject to audit.
- On a motion made by Michael Lee, seconded by Carole Fuller and unanimously carried with Diane Mullan abstaining, it was resolved to approve the February 2023 financials subject to audit.

**Old Business:**

- There remains a vacancy on the Board of Directors.
- The Board discussed some various proposals with Gary Craig, including stair treads, handrails, and chimney flashings.
- The Board discussed the Declarations, Bylaws, and Rules and Regulations with David Graf.

**New Business/Discussion Items:**

- On a motion made by Michael Lee, seconded by Barbara Bureau and unanimously carried, it was resolved to approve a proposal from Front Range Property Solutions to repair around the community's chimneys in the amount of \$39,900.
- On a motion made by Michael Lee, seconded by Gabriel Klein and unanimously carried, it was resolved to approve the Moeller Graf collections success plan in the amount of \$69.00 per month.
- On a motion made by Michael Lee, seconded by Barbara Bureau and unanimously carried, it was resolved to approve wireless internet services for the clubhouse through Century Link in the amount of \$30.00 per month.

**Items Approved Between Meetings:**

- Approved a proposal from Front Range Property Services to relabel the mailboxes in the amount of \$300.00.
- Approved a proposal from Michael's Janitorial Service for cleaning up the property in the amount of \$500.00.

**Architectural:**

- None.

**Hearings:** None.

**Correspondence:** None.

**Adjournment:** The meeting was adjourned at 8:02 PM.

**Executive Session:** Please refer to executive session minutes.

**Next Meeting:** April 20, 2023 at 6:00 PM – Spinnaker Run Clubhouse

Minutes approved: \_\_\_\_\_  
Board approved Date