

Spinnaker Run Condominiums Association
Board of Directors Meeting Minutes
March 16, 2017

Call to Order: Barbara Bureau called the meeting to order at 7:05 p.m. The meeting was held at the Spinnaker Run Clubhouse, 12516 E. Cornell Ave.

Board members present: Barbara Bureau, Diane Mullan, Kim Hirsche, Mark Scaperlanda and Cynthia Vaught.

Board members absent: Matthew Wray

CPMG Staff: Amber McCurdy CAM, CMCA, Association Manager

Minutes taken and transcribed by Amber McCurdy, CPMG

Contractor presentation:

- Cowboy Mowing has an engineer looking at the drainage issue. Should have a bid by the next meeting. Pro Way Services will have their electrician look at the light issue along Cornell and will present sign options at the next meeting.

Homeowner Forum:

12544-301: Owner attended to discuss the transients that are living in unit 101.

12504-201: Owner attended to discuss the responsibility for the balcony deck boards and to let the board know that there is yellow paint on her balcony from the painting project in 2015.

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On a motion made by Barbara Bureau, seconded by Diane Mullan and unanimously carried it was resolved to approve the minutes for February.

Financial Review:

On a motion made by Barbara Bureau, Seconded by Diane Mullan and unanimously carried it was resolved to approve the February 2017 financials subject to audit.

Delinquency Report:

- The Board reviewed the delinquency report.

Attorney report:

- The Board reviewed the attorney report.

Unfinished Business:

- **Timber & rock proposal:** On a motion made by Diane Mullan, seconded by Mark Scaperlanda and unanimously carried it was resolved to approve Cowboy Mowing's proposal in the amount of \$6,614.06.
- **Payment plan for 12544-101:** On a motion made by Barbara Bureau, seconded by Diane Mullan and unanimously carried it was resolved to approve the payment plan for \$150.00 per month plus the monthly assessments.

New Business:

- **Landscape Proposal:** On a motion made by Diane Mullan, seconded by Barbara Bureau and unanimously carried it was resolved to approve Cowboy Mowing's contract in the amount of \$15,175.66.
- **Pool and Tennis court lock proposals:** On a motion made by Barbara Bureau, seconded by Mark Scaperlanda and unanimously carried it was resolved to approve RJ Services bid in the amount of \$3,643.56.

Manager's Report: Submitted in writing.

Hearings: On a motion made by Kim Hirschey, seconded by Barbara Bureau and unanimously carried it was resolved to assess fines to the following units.

- **12536 E. Cornell Ave. #203-**The Board did not assess a fine per the 2nd notice of violation for the patio screen door being off track.
- **12536 E. Cornell Ave. #303-** The Board has agreed to waive \$50.00 from the previously assessed fine for the tire on the balcony.
- **12544 E. Cornell Ave. #101-**The Board assessed a \$100.00 fine per the 2nd notice of violation for the damaged blinds.
- **12544 E. Cornell Ave. #101-**The Board assessed a \$200.00 fine per the 3rd notice of violation for the damaged shelf in the garden window.
- **12544 E. Cornell Ave. #101-**The Board assessed a \$200.00 fine per the 3rd notice of violation for the trash bag hanging in the garden window.
- **12544 E. Cornell Ave. #101-**The Board assessed a \$500.00 fine per the 14th notice of violation for the littering.
- **12544 E. Cornell Ave. #101-**The Board assessed a \$100.00 fine per the 2nd notice of violation for the noise.
- **12544 E. Cornell Ave. #202-**The Board did not assess a fine per the 2nd notice of violation for the noise.

Correspondence: The Board reviewed the correspondence.

Architectural: 12544 E. Cornell Ave. #101 replace front door. ON a motion made by Cynthia Vaught, seconded by Barbara Bureau and unanimously carried it was resolved to approve the replacement of the front door provided it is a plain/flat white door and that the owner repairs the damage done to the entry way from the installation.

Adjournment: The meeting was adjourned at 8:44 pm.

Executive Session: None

Next Meeting: April 20, 2017 @ the Spinnaker Run clubhouse 7pm

Minutes approved: Barbara Bureau 4/20/17
Board approved Date