

**Spinnaker Run Condominiums Association**  
Board of Directors Meeting Minutes  
January 19, 2023 – 6:00 PM at the Clubhouse (12516 E. Cornell Ave.)

**Call to Order:** Barbara Bureau called the meeting to order at 6:05 PM.

**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

**Guests:** Justin Davis (States Security Enforcement Agency)

*Minutes taken and transcribed by Korey Bueng - CPMG*

**Homeowner Forum:** There were two homeowners present. One of the homeowners requested pet-friendly ice melt be used in the community. The other homeowner was there to observe and compliment the Board on the work they have done for the community.

**Meeting Minutes:**

- On a motion duly made, seconded and unanimously carried, it was resolved to approve the November 17, 2022 minutes as written. There was no meeting in December.

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

**Old Business:**

- There remains a vacancy on the Board of Directors.
- The Board discussed changes to the Rules and Regulations.

**New Business/Discussion Items:**

- The Board discussed a contract for security services with States Security Enforcement Agency in the amount of \$25 per hour.
- On a motion duly made, seconded and unanimously carried, it was resolved to approve changing the ice melt in the community to a pet-friendly brand.
- The Board discussed a proposal from Keesen Landscaping for summer flowers in the amount of \$2,330.15 and decided to table it until the next meeting.
- The Board discussed a proposal from Keesen Landscaping for fall flowers in the amount of \$2,840.51 and decided to table it until the next meeting.

**Items Approved Between Meetings:**

- Approved a proposal from Kelly Electrical Services in the amount of \$4,894.00.
- Approved a proposal from Front Range Property Solutions in the amount of \$1,920.00.
- Approved a proposal from Front Range Property Solutions in the amount of \$300.00.
- Approved a proposal from Front Range Property Solutions in the amount of \$4,000.00.
- Approved a proposal from Front Range Property Solutions in the amount of \$5,665.00.
- Approved a proposal from Front Range Property Solutions in the amount of \$300.00.
- Approved a proposal from Michael's Janitorial Services in the amount of \$2,650.00.
- Approved a proposal from Michael's Janitorial Services in the amount of \$1,725.00.

**Financial Review:**

- On a motion duly made, seconded and unanimously carried, it was resolved to approve the October and November 2022 financials subject to audit.

**Architectural:**

- Approved architectural request from 12504 E. Cornell Ave. #102 for new windows.
- Approved architectural request from 12546 E. Cornell Ave. #103 for new sliding glass door.
- Approved architectural request from 12546 E. Cornell Ave. #304 for new windows, window screens, and sliding glass door.

**Hearings:** None.

**Correspondence:** None.

**Adjournment:** The meeting was adjourned at 8:10 PM.

**Executive Session:**

- The Board entered executive session at 8:10 PM.
- The Board reviewed the violation report and attorney status report. No action was taken.
- The Board exited executive session at 8:12 PM.

**Next Meeting:** February 16, 2023 at 6:00 PM – Spinnaker Run Clubhouse

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