

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

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

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

Board members absent: None.

CPMG Staff: Korey Bueng, Association Manager.

Guests: Gary Craig, Front Range Property Solutions.

Minutes taken and transcribed by Korey Bueng - CPMG

Homeowner Forum: There was one homeowner present to discuss quorum for the annual meeting, and updating his contact information with the Management Company and Homeowners Association.

Meeting Minutes:

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

Manager's Report: The Board reviewed the report.

Old Business:

- There remains a vacancy on the Board of Directors.
- The Board discussed some maintenance issues facing the community with Gary Craig, including stair treads, handrails, siding, concrete repairs, and chimney flashings.

New Business/Discussion Items:

- The Board discussed updating the mailboxes.
- The Board discussed a proposal from Front Range Property Solutions to replace siding and flashings around the chimneys as well as replacing the chimney caps in the amount of \$3,025.00 per chimney, and decided to table it until the next meeting.
- 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.
- The Board discussed a monthly success plan for collections from Moeller Graf in the amounts of \$69.00, \$99.00, and \$199.00 per month, and decided to table it until the next meeting.
- The Board discussed a proposal from Republic Services for trash collection services in the amount of \$1,545.74 per month and did not take any action.
- The Board discussed a proposal from Waste Management for trash collection services in the amount of \$1,827.41 per month and did not take any action.
- The Board discussed a proposal from Supreme Commercial Care for summer landscaping in the amount of \$19,807.00 and did not take any action.

Items Approved Between Meetings:

- Approved a proposal from States Security Enforcement Agency for security services in the amount of \$25 per patrol.
- Approved a proposal from Michael's Janitorial Service in the amount of \$4,700.00.
- Approved a proposal from Front Range Property Solutions for restorations in the amount of \$4,000.00.

Financial Review:

- On a motion duly made, seconded and unanimously carried, it was resolved to approve the December 2022 preliminary year-end financials subject to audit.
- On a motion duly made, seconded and unanimously carried, it was resolved to write off \$4,783.25 to bad debt per the auditor's recommendation.

Architectural:

- None.

Hearings: None.

Correspondence: None.

Adjournment: The meeting was adjourned at 6:57 PM.

Executive Session: Please refer to Executive Session minutes.

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

Minutes approved: _____
Board approved Date