

**Spinnaker Run Condominiums Association**  
Board of Directors Meeting Minutes  
July 18, 2019

**Call to Order:** Barbara Bureau called the meeting to order at 7:00 p.m. The meeting was held at the Spinnaker Run Clubhouse, 12516 E. Cornell Ave.

**Board members present:** Barbara Bureau, Kim Hirschey, Diane Mullan, Mark Scaperlanda, Gabriel Klein and Michael Lee.

**Board members absent:**

**CPMG Staff:** Amber McCurdy CAM, CMCA, AMS Association Manager

*Minutes taken and transcribed by Amber McCurdy, CPMG*

**Contractor Presentation:**

- **Ghent-Pro Way Services:**
  1. Provided an update on sump pumps and issue with the large downspouts.
  2. Railing is being manufactured.
  3. Concrete steps at 12430 will be redone. Will find out availability so we can send out notice 30 days in advance.
  4. Pro Way Services will honor the warranty on the irrigation system for Cowboy Mowing and will complete the list of items that are still outstanding.

**Homeowner Forum:**

- **12430 E. Cornell Ave. #302-**Resident attended to express his interest in joining the board. Reported sand in the grass and broken glass in the rock bed. Suggested security come later than 9 pm and walk the property.
- **12502 E. Cornell Ave. #204-** Owner attend to discuss irrigation issue in front of her building. Suggested adding a basketball hoop to the tennis court.
- **12534 E. Cornell Ave. #203-**Owner attended to discuss the complaints against her dog for barking and let the board know what steps she is taking to correct the issue.

**Meeting Minutes:**

- June 16, 2019. On a motion made by Kim Hirschey, seconded by Gabriel Klein and unanimously carried it was resolved to approve the June minutes.

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

**Old Business:**

- **Floor repairs 12490- 202 & 302:** On a motion made by Michael Lee, seconded by Barbara Bureau and unanimously carried it was resolved to approve Pro Way Services bids in the amount of \$5,100.00.

**New Business:**

- **Landscape bids:** On a motion made by Gabriel Klein, seconded by Michael Lee and unanimously carried it was resolved to approve Metco landscape in the amount of \$14,100.00.
- **2018 Audit:** On a motion made by Barbara Bureau, seconded by Gabriel Klein and unanimously carried it was resolved to approve the 2018 audit.
- **2019 taxes and audit:** The Board tabled this item for a revised bid just for taxes.

**Financial Review:** On a motion made by Gabriel Klein, seconded by Diane Mullan and unanimously carried it was resolved to approve the June financials subject to audit.

**Attorney report:** The Board reviewed the report.

**Delinquency:** The Board reviewed the report.

**Hearings:** None

**Correspondence:** The Board reviewed the correspondence.

**Adjournment:** The meeting was adjourned at 9:00 pm.

**Executive Session:** None

**Next Meeting:** August 15, 2019 @ the Spinnaker run Clubhouse.

Minutes approved: Barbara Swan 8-15-19  
Board approved Date