

Spinnaker Run Condominiums Association
Board of Directors Meeting Minutes
May 25, 2017

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, Diane Mullan, and Mark Scaperlanda.

Board members absent: Cynthia Vaught and Kim Hirschey

CPMG Staff: Amber McCurdy CAM, CMCA, Association Manager

Minutes taken and transcribed by Amber McCurdy, CPMG

Contractor presentation:

- Pro Way services presented their bid to correct the drainage issue. They will check with the city regarding permits.

Homeowner Forum:

12524-101: Owner attended to discuss the sump pump on her patio. She had to replace it and wanted to know if the Board would split the cost.

12524-103- Owner attended to see if we were still drain cleaning. Hers has not been done in some time.

12526-202-Owner attended to discuss the issue with the roaches. They are very hard to get rid of he has not seen any for a week so it looks like they are gone. Wanted to make sure all of the units were treated.

12526-303-Onwer attended to discuss power washing the entryways. Also asked the Board fi they had considered making the tennis court into a playground.

12546-301-Owner attended to ask the Board to waive fines from her previous tenants. She has bene living in the unit and there have nee no complaints.

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On a motion made by Diane Mullan, seconded by Mark Scaperlanda and unanimously carried it was resolved to approve the minutes for April.

Financial Review:

On a motion made by Barbara Bureau, Seconded by Mark Scaperlanda and unanimously carried it was resolved to approve the April 2017 financials subject to audit.

Delinquency Report: On a motion made by Barbara Bureau, seconded by Diane Mullan and unanimously carried it was resolved to approve to write off the following amounts.

- 12450 E. Cornell Ave. #102: \$8.00
- 12512 E. Cornell Ave. #102: \$5.98
- 12524 E. Cornell Ave. #104: \$2.73

Attorney report:

- The Board reviewed the attorney report.

Unfinished Business:

- Drainage bid: the Board tabled this item until they know what the permits will cost.

New Business:

- **Tree spraying:** On a motion made by Diane Mullan, seconded by Barbara Bureau and unanimously carried it was resolved to approve Fielding Tree & Shrub Care's bid in the amount of \$1,715.00.
- **Pest control bids:** The Board decided to table this to see if the roach issue has been resolved.

- **Stair paint:** On a motion made by Barbara Bureau, seconded by Mark Scaperlanda and unanimously carried it was resolved to approve Pro Way Services bid in the amount of \$1,447.20.
- **Railing bid:** On motion made by Diane Mullan, seconded by Mark Scaperlanda and unanimously carried it was resolved to approve Pro Way Services bid in the amount of \$1,275.00.
- **Remove Yucca:** On a motion made by Barbara Bureau, seconded by Mark Scaperlanda and unanimously carried it was resolved to approve Cowboy Mowing's bid in the amount of \$168.80.
- **Paint balcony railings:** On a motion made by Diane Mullan, seconded by Mark Scaperlanda and unanimously carried it was resolved to approve Pro Way Services bid in the amount of \$45.00 per hour.

Manager's Report: Submitted in writing.

Hearings: On a motion made by Barbara Bureau, seconded by Mark Scaperlanda and unanimously carried it was resolved to assess or not assess fines to the following units.

- **12544 E. Cornell Ave. #104-** The Board did not assess a fine per the 2nd notice of violation for the broken bench on the patio.
- **12430 E. Cornell Ave. #301-** The Board did not assess a fine per the 2nd notice of violation for the food falling onto the unit below.
- **12450 E. Cornell Ave. #102-** The Board did not assess a fine per the 2nd notice of violation for the damaged blinds.

Correspondence: The Board reviewed the correspondence.

Architectural : None

Adjournment: The meeting was adjourned at 9:03 pm.

Executive Session: None

Next Meeting: June 15, 2017 @ the Spinnaker Run clubhouse 7pm

Minutes approved:

Barbara Bureau
Board approved

7-20-17
Date