

**Spinnaker Run Condominiums Association**

Board of Directors Meeting Minutes

January 19, 2017

**Call to Order:** Barbara Bureau called the meeting to order at 7:02 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:**

- Ghent Pro Way Services attended to present paint samples for the property sign.
- Steve Reams & Patterson attended to discuss the drainage issues on the property and answer questions.
- Frank Schrader S & S Electric attended to provide an update on the lighting repairs.

**Homeowner Forum:** None

**November 17, 2016 Meeting Minutes**

On a motion made by Cynthia Vaught, seconded by Mark Scaperlanda and unanimously carried it was resolved to approve the minutes for November.

**Financial Review:**

On a motion made by Cynthia Vaught, Seconded by Barbara Bureau and unanimously carried it was resolved to approve the December 2016 financials subject to audit.

**Delinquency Report:**

- On a motion made by Diane Mullan, Seconded by Mark Scaperlanda and unanimously carried it was resolved to waive the \$10.11 from 12430 E. Cornell Ave. #301 and \$.39 from 12514 E. Cornell Ave. #101.

**Attorney report:**

- The Board reviewed the attorney report.

**Unfinished Business:**

- **Lighting repair update:** Most of the lights are working. Xcel drilled through the electric lines in 3 locations.

**New Business:**

- **Ratify drywall repairs at 12526-103:** On a motion made by Cynthia Vaught, seconded by Barbara Bureau and unanimously carried it was resolved to approve Pro Way Services bid in the amount of \$680.00.
- **Weidner & Associates audit & tax proposal for 2016:** On a motion made by Cynthia Vaught, seconded by Diane Mullan and unanimously carried it was resolved to approve Weidner and Associates proposal in the amount of \$2,000.00.
- **Comcast Agreement:** The Board denied the Comcast agreement for marketing rights.

**Manager's Report:** Submitted in writing.

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

- **12430 E. Cornell Ave. #101-** The Board did not assess a fine per the 2<sup>nd</sup> notice of violation for the charcoal grill.
- **12430 E. Cornell Ave. #101-** The Board did not assess a fine per the 2<sup>nd</sup> notice of violation for the children's toys in the entryway.
- **12502 E. Cornell Ave. #101-**The Board did not assess a fine per the 2<sup>nd</sup> notice of violation for the charcoal grill.
- **12502 E. Cornell Ave. #203-**The Board did not assess a fine per the 2<sup>nd</sup> notice of violation for the fire pit.
- **12506 E. Cornell Ave. #103-**The Board did not assess a fine per the 4<sup>th</sup> notice of violation No screens.
- **12544 E. Cornell Ave. #101-**The Board assessed a \$500.00 fine per the 7<sup>th</sup>, 8<sup>th</sup> and 9<sup>th</sup> notice of violation for littering.
- **12544 E. Cornell Ave. #101-**The Board assessed a \$50.00 fine per the 2<sup>nd</sup> notice of violation for parking in the handicap space.

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

**Architectural:** None

**Adjournment:** The meeting was adjourned at 8:20 pm.

**Executive Session:** None

**Next Meeting:** February 16, 2017 @ the Spinnaker Run clubhouse 7pm

Minutes approved: \_\_\_\_\_  
*Barbara Suncer**2-16-17*  
Board approvedDate