

MINUTES
SPINNAKER BAY TOWNHOMES HOMEOWNERS'S ASSOCIATION
2022 ANNUAL MEETING
November 1st, 2022

DETERMINATION OF A QUORUM: With more than 10% of owners present via zoom or by proxy, a legal quorum was obtained.

PROOF OF NOTICE OF MEETING: The proof of notice of meeting was reviewed.

CALL TO ORDER: The meeting was called to order at 5:32PM via zoom.

MINUTES FROM THE 2021 MEETING: The minutes were presented for review. Sarah Williams moved to approve the minutes as written. Kristie Hale seconded, no objections, motion carried.

REPORTS: 2021 FYE & August 2022: The financials were reviewed. Management is to open a new CD and transfer funds to it in order to follow the FDIC insurable limits.

ELECTION: Rick Henry's seat was up for election. Rick Henry expressed interest in being re-elected. No other interest was expressed from the floor. Kristie Hale moved to elect Rick Henry. Tracy Sabo seconded, no objections, motion carried. Kristie Hale moved to close nominations, Tracy Sabo seconded, no objections, motion carried.

NEW BUSINESS:

- Ratify 2023 Proposed Budget: The board approved budget was presented for review. The dues will remain at a rate of \$385 per unit per month. Kristie Hale moved to ratify the budget, Tracy Sabo seconded, no objections, motion carried.

MEMBER DISCUSSION:

- The association is on schedule for asphalt resealing in 2023.
- The board requested a roof inspection and life expectancy report in 2023.
- Management is to follow up with American Roofing on the missing shutters. They blew off during high windstorms and need replacing.
- The association members discussed putting on a potluck in the early spring. Tracy Sabo is to spearhead this event.
- Management is to alert Joe Larson, Far North, of the markers that were placed along the driveways where the rocks are located so the plows can avoid pulling the markers out of place.
- Management is to send a follow-up letter to 2429 as they have not repaired their fence. Neighbors are concerned it will fall down should we experience high winds.
- Tracy Sabo inquired if she could install white lights on the large spruce tree in front of her unit. The board approved this.
- Management is to send the owners' contact list to the board of directors.

ADJOURNMENT: With no further business to discuss, Tracy Sabo moved to adjourn the meeting. Sarah Williams seconded, and the meeting adjourned at 6:24PM.

Respectfully submitted.

Paige Stauffer
Association Manager