

Minutes  
**SPINNAKER BAY TOWNHOMES HOMEOWNERS'S ASSOCIATION**  
2020 ANNUAL MEETING  
November 12<sup>th</sup>, 2020

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

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

**CALL TO ORDER:** This meeting was called to order at 5:32PM via Zoom.

**MINUTES FROM THE 2019 MEETING:** The minutes were reviewed. Bruce Carr moved to approve. Sarah Williams seconded, and the minutes were approved.

**REPORTS:** October 2020 & FYE: The financials were reviewed.

**ELECTION:** Tracy Sabo's position was up for election this year. Tracy stated she would like to allow another owner to serve on the board. Kristie Hale nominated Michael Wyne to the board. Bruce Carr moved to close nominations. Sarah Williams seconded, and the nominations were closed.

- Michael was a member of the Architectural Control Committee. He will be replaced by Perry Markley.

**NEW BUSINESS:**

- Ratify 2021 Proposed Budget: After review, Bruce Carr moved to ratify the budget. Betty Bang seconded, and the budget was unanimously ratified at a rate of \$385.00 per unit per month.

**MEMBER DISCUSSION:**

- Douglas Koprowski mentioned the landscapers have been performing quite well and are prompt when it snows.
- Douglas Koprowski reviewed the reserve analysis and stated it appears the association is on track for all replacement costs and expected replacement dates.
- Sarah Williams mentioned she loves seeing the white lights on the trees when she comes home at night. She also stated that the flowers and plants at the front entrance were a beautiful addition this year.
- Betty Bang inquired when the driveways were to be resealed. Management advised the owner that this is to take place in summer of 2021 per the schedule for resealing.
- Kristie Hale mentioned that AK Premier Gutters was asked to provide a bid to clean gutters. When on site, he did not see a reason to clean them at this time as they are extremely clean.
- Jeffrey Davis inquired if there was a plan to mitigate the excessive vehicle noise and racing along Southport Drive. Bruce Carr mentioned the master association could possibly look into contacting the city to install speed bumps or speed zone signs.

- Kathy Carr suggested the association add moss removal off all roofs to the maintenance list for 2021.
- Douglas Koprowski inquired if any owner present had attended a master association meeting. Bruce Carr is on the master association board and reported updates from their meetings. Bruce stated that there will not be an increase in the budget for 2021. Several dead trees were removed from common areas. They did not make much progress with fence replacements, but hopefully next year they can revisit the fencing.
- Tracy Sabo polled the owners present to see if anyone had experienced a break in. No owners reported any signs of break ins/theft.

**ADJOURNMENT:** With no further business to discuss, this meeting was adjourned at 6:14PM.

Respectfully Submitted,

Paige Stauffer  
Association Manager