

**SPYGLASS TOWNHOMES AT WILDERNEST  
BOARD OF DIRECTORS MEETING  
DECEMBER 2, 2019**

**I. CALL MEETING TO ORDER**

The Spyglass Condominium Association Board of Directors Meeting was called to order by Molly Tompkins at 4:20 p.m. in the Basic Property Management Conference Room.

Board Members Present Were:

Molly Tompkins, #12

Jason Randall, #15

Amy Corsinita, #81

Madison Tomson, #53

Norm Crawford, #79

Representing Basic Property Management was Eric Nicholds. Erika Krainz of Summit Management Resources transcribed the minutes from recording.

**II. FINANCIAL REPORT**

*A. Year-to-Date Financials as of November 30, 2019*

**Motion:** Molly Tompkins moved to authorize rolling the excess funds into a CD per Patti Vande Zande's recommendation. Jason Randall seconded and the motion carried.

**III. NEW BUSINESS**

*A. Paving Project*

The paving and light pole project came in on budget. All contractors have been paid.

*B. Painting*

The painting project will be done next year. The cost for the first third of the project will be \$70,000.

*C. Walkways*

The walkways will be assessed in the spring since a lot of work was done this year. There is \$15,000 budgeted in Reserves in 2020 for walkway replacement.

*D. Lighting*

Eric Nicholds received the last four bulbs and they were installed on Wednesday before Thanksgiving. Norm Crawford recommended adding a 3" spacer to extend the bulb closer to the edge of the bell. One spacer will be purchased and installed as a test. The Board discussed the issue of lights on the porches that shine into windows of neighboring units. Possible solutions would be replacing the fixtures with fixtures that have sensors or spraying one side of the intrusive bulbs black.

**Action Item:** Eric Nicholds will research bulbs with internal motion sensors.

**IV. ADJOURNMENT**

**Motion:** Molly Tompkins moved to adjourn the meeting at 4:51 p.m. Jason Randall seconded and the motion carried.

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
Board Member Signature