

Spinnaker Bay Homeowner's Association									
Maintenance / Issue / Task Status Summary									
Please notify Rick Henry with updates at: [email]								Updated:	
								5/30/2024	
Task	Brief Description	Unit(s)	Steps Completed						
			2	3	4	5	6	7	
See details of the "7-Step Process" here .									
Step 2	Snow's notifies Board		v						
Step 3	Board decides			v					
Step 4	Snow's obtains bids				v				
Step 5	Board decides					v			
Step 6	Snow's schedules contractor						v		
Step 7	Work completed							v	

2024 - Tasks In Progress									
SB-107	Roof inspections	All	x	x	—	—			
SB-109	Fallen trees to be removed	2442, 2456	x	x	x	x	x		
SB-110	Bush Trimming by Landscaper.	All	x	x	—	x			
SB-111	Damaged downspout extensions need replacement	2338, 2352, 2378, 2426, 2440, 2454	x	x	x	x			
SB-112	Sidewalk and front step needs repair	2364	x	x					
SB-113	Back door upper frame needs replacement	2352	x	x					
SB-114	Upper fence boards need replacing	2366	x	x					
SB-115	Rock / landscape area needs rework	2456, 2459	x	x					
SB-116	Tree in backyard interfering with siding	2429	x	x					
SB-117	Sump pump drains causing pooling / flooding	2301, 2443	x	x					
SB-118	Stump area needs seeding	2322, 2324	x	x					

2024 Tasks Completed									
SB-106	Driveway cracks	All	x	x	x	x	x	x	
SB-108	Magpie nest	2338	x	x	—	—	—	—	
SB-119	Request to remove part of partial fence	2311, 2309	x	x	—	—	—	x	

2023 Tasks Completed									
SB-90	Roof repair - due to ice damming	2350	x	x	x	x	—	—	
SB-91	Fill low spots for water drainage	2311	x	x	—	x	x	x	

SB-92	Shingle found on the ground	2352	x	x	—	x	—	x	
SB-93	Siding cracked on south side	2310	x	x	—	x	x	x	
SB-94	Siding in rear damaged, melted	2366	x	x	x	x	x	x	
SB-95	Window frame in rear damaged, cracked	2366	x	x	x	x	—	x	
SB-96	Green area between units needs maintenance	2456, 2459	x	x	x	x	—	x	
SB-97	Flowers at entrance	Entrance	—	x	x	x	—	x	
SB-98	Siding damage	2445	x	x	x	x	x	x	
SB-99	Weeds in rocks	2322	x	x	x	x	—	—	
SB-100	Siding damage	2338	x	x	x	x	x	x	
SB-101	"Leaf Rollers" on shrubs	2378	x	x	x	x	—	—	
SB-102	Spruce tree bottoms need trimming	Entrance	—	x	x	x	x	x	
SB-103	Roof repair - due to ice damming	2338	x	x	x	x	—	x	
SB-104	Tree in back needs trimming	2322	x	x	x	x	x	x	
SB-105	Tree in back needs to be removed	2322	x	x	x	x	x	x	

2022 Tasks Completed									
SB-77	Tree stump needs removal	2336	—	x	—	x	x	x	
SB-78	Grass damage needs repair between units	2407-2429	—	x	—	x	x	x	
SB-79	Grass needs repair between units	2440-2428	—	x	—	x	x	x	
SB-80	Two shutters missing	2429	—	x	—	x	x	x	
SB-81	One shutter is missing	2311	—	x	—	x	x	x	
SB-82	One shutter is missing (stored on front deck)	2310	—	x	—	x	x	x	
SB-83	Rear rain gutter needs longer one installed	2443	x	x	—	x	x	x	
SB-84	Grass drainage area between units	2443-2431	x	x	—	x	x	x	
SB-85	Water getting under siding	2443	x	x	—	x	x	x	
SB-86	Trees need pruning, staking	2310-2322	x	x	x	x	x	x	
SB-87	Trees need pruning	2394	x	x	—	x	—	x	
SB-88	Markers for stone sections at driveways	Multiple	x	x	—	x	x	x	
SB-89	Fence is unstable - needs repair	2429	x	x	—	x	—	x	

2021 Tasks Completed									
SB-70	Lawn damage from winter	Multiple	x	x	—	x	x	x	
SB-71	Stump area needs leveling	2454	x	x	—	x	x	x	
SB-72	Water access cover needs replacing	2308, 2440	x	x	—	x	—	x	
SB-73	Rock areas need refreshing	2366-2378 + others	x	x	—	x	x	x	
SB-74	Moss on roof	2336	x	x	—	—	—	x	

SB-75	Shutters need securing	2308	x	x	—	x	x	x	
SB-76	Tree leaning over	2336	x	x	—	x	x	x	

2020 Tasks Completed									
SB-58	Shed request	2445	—	x	—	x	—	x	
SB-59	Siding cracked S side	2310	x	x	x	x	x	x	
SB-60	Siding cracked near fireplace	2443	x	x	x	x	x	x	
SB-61	Siding cracked near fireplace	2426	x	x	x	x	x	x	
SB-62	Siding cracked back near downspout	2324	x	x	x	x	x	x	
SB-63	Sidewalk crack	2303	x	x	—	—	—	x	
SB-64	Downspout extension needs replacing	2338	x	x	—	x	—	x	
SB-65	Add flowers at entrance sign	Entrance	x	x	x	x	x	x	
SB-66	Moss on roof	2428	x	x	—	x	x	x	
SB-67	Tree needs trimming or removal	2428	x	x	x	x	x	x	
SB-68	Request to apply clear preservative to fence	2336	x	x	—	x	—	—	
SB-69	Request to pave driveway stones area	2366	x	x	x	x	—	—	

2019 Tasks Completed									
SB-2019-O-1	Fence approval	2308	x	x	x	x	x	x	
SB-2019-E-2	Down spout damaged	2311	x	x	—	—	—	x	
SB-2019-E-3	Gutter damaged	2364	x	x	x	x	x	x	
SB-2019-E-4	Siding W side	2303	x	x	x	x	—	x	
SB-2019-E-5	Shutter needs securing	2336	x	x	x	x	x	x	
SB-2019-E-6	Siding crack N side	2350	x	x	x	x	x	x	
SB-2019-E-7	Siding multiple cracks S side	2352	x	x	x	x	x	x	
SB-2019-E-8	Siding E, SE side cracked	2378	x	x	x	x	x	x	
SB-2019-E-9	Siding E side cracked, loose	2405	x	x	x	x	x	x	
SB-2019-E-10	Vertical siding needs securing	2454	x	x	x	x	x	x	
SB-2019-W-11	Front step and sidewalk sunken	2324	x	x	x	x	—	—	
SB-2019-W-12	Sidewalk cracks	2338	x	x	—	—	—	x	
SB-2019-W-13	Front steps drooping	2392	x	x	x	x	—	—	
SB-2019-W-14	Front steps drooping	2394	x	x	x	x	—	—	
SB-2019-W-15	Sidewalk needs major repair and crack fill 2 places	2431	x	x	—	x	x	x	
SB-2019-W-16	Sidewalk needs crack fill	2443	x	x	—	—	—	x	
SB-2019-W-17	Front steps need shim	2443	x	x	—	—	—	x	
SB-2019-W-18	Front steps need shim	2445	x	x	—	—	—	x	

<u>SB-2019-W-19</u>	Front steps drooping	2456	x	x	—	—	—	x
<u>SB-2019-W-20</u>	Sidewalk needs crack fill	2350	x	x	x	x	—	—
<u>SB-2019-L-21</u>	Three bushes need replacing	2310	x	x	—	—	x	x
<u>SB-2019-L-22</u>	Bushes in back by deck NR	2324	x	x	x	x	x	x
<u>SB-2019-L-23</u>	Add soil, grass where tree was removed	2378	x	x	x	x	x	x
<u>SB-2019-L-24</u>	Add soil to level grass SE corner	2405	x	x	—	—	—	—
<u>SB-2019-L-25</u>	Bushes on NW corner NR	2407	x	x	x	x	x	x
<u>SB-2019-L-26</u>	Dead bush	2443-2445	x	x	—	—	—	—
<u>SB-2019-L-27</u>	Dead bush	2457-2459	x	x	—	—	—	—
<u>SB-2019-L-28</u>	Dead bush	2350-2352	x	x	—	—	—	—
<u>SB-2019-L-29</u>	Lawn damage - back	2442	x	x	—	—	x	x
<u>SB-2019-L-30</u>	Lawn damage - back	2428	x	x	—	—	x	x
<u>SB-2019-L-31</u>	Lawn damage - E side	2440	x	x	—	—	x	x
<u>SB-2019-L-32</u>	Lawn damage - E side	2392	x	x	—	—	x	x
<u>SB-2019-O-33</u>	Black marks on siding	2380	x	x	x	x	x	x
<u>SB-2019-O-34</u>	Black marks on siding	2392-2394	x	x	x	x	x	x
<u>SB-2019-O-35</u>	Black marks on siding	2440-2442	x	x	x	x	x	x
<u>SB-2019-W-36</u>	Driveway sealer is flaking	2378-2380 2392-2394	x	x	—	—	—	x
<u>SB-2019-O-37</u>	Wood cracked by mailboxes	mailbox area	x	x	x	x	x	x
<u>SB-2019-L-38</u>	Spruce up entrance sign area	entrance	x	x	—	—	x	x
<u>SB-2019-O-39</u>	Lights removed from trees	entrance	x	x	—	—	—	x
<u>SB-2019-M-40</u>	Fence boards NR	2303	x	x	—	—	—	x
<u>SB-2019-O-41</u>	Apply grey stain to fence	2303	x	x	—	—	—	x
<u>SB-2019-L-42</u>	Landscape policy	all	x	x	—	x	—	x
<u>SB-2019-O-43</u>	Fence installation request	2301	x	x	—	—	—	x
<u>SB-2019-L-44</u>	Plastic edging	2352	x	x	—	—	x	x
<u>SB-2019-O-45</u>	Shed installation request	2308	x	x	—	x	—	x
<u>SB-2019-L-46</u>	Add soil to level grass SE corner	2405	x	x	—	—	x	x
<u>SB-2019-L-47</u>	Remove two bushes	2407	x	x	—	x	—	x
<u>SB-2019-O-48</u>	Establish standards for sheds	all	x	x	—	x	—	x
<u>SB-2019-O-49</u>	Establish standards for satellite dishes	all	x	x	—	—	—	x
<u>SB-2019-O-50</u>	Post minutes of past meetings	all	x	x	—	—	—	x
<u>SB-2019-E-51</u>	Siding damaged	2364	x	x	x	x	x	x
<u>SB-2019-W-52</u>	Driveway has low spot	2303	x	x	x	x	x	x
<u>SB-2019-E-53</u>	Power wash exterior of all units	all	x	x	x	x	x	x
<u>SB-2019-E-54</u>	Hose bibs (handles?) need replacing	2431	x	x	—	—	—	x

SB-2019-E-55	Hose bibs (handles?) need replacing	2445	x	x	—	—	—	x	
SB-2019-E-56	Moss on roof	2426-2428	x	x	—	—	—	x	
SB-2019-L-57	Add evergreen tree	2301-2308	x	x	x	x	x	x	

	Tasks Completed - 2018								
SB-1	Roof Leak		x	x	x	x	x	x	
SB-2	Siding		x	x	x	x	x	x	
SB-3	Replace bushes		x	x	—	x	x	x	
SB-4	Gutter cleaning		x	x	x	x	x	x	
SB-5	Downspout damage		x	x	—	x	x	x	
SB-6	Deck approval		x	x	—	x	—	—	
SB-7	Moss removal		x	x	x	x	x	x	
SB-8	Dead bushes - 2018		x	x	x	x	x	—	
SB-9	Downspouts		x	x	—	—	—	x	
SB-10	Dead tree replacement		x	x	x	x	x	x	
SB-11	Driveway cracks		x	x	x	x	x	x	
SB-12	Landscape policy		x	x	x	—	—	—	
SB-13	Tree removal		x	x	x	x	x	x	
SB-14	New tree request		x	x	—	—	—	x	
SB-15	Remove tree		x	x	x	x	x	x	
SB-16	Lawn mowing damage		x	x	—	—	x	x	
SB-17	Crabgrass		x	x	—	—	—	—	
SB-18	Rock areas		x	x	—	x	x	x	
SB-19	Fence		x	x	x	x	x	x	
SB-20	Grass mowing scalping		x	x	—	—	x	x	
SB-21	Roof vent missing		x	x	—	x	x	x	
SB-22	Siding damage		x	x	x	x	—	—	
SB-23	Approve deck addition		—	x	—	—	—	—	
SB-24	Install entrance tree lights		x	x	x	x	x	x	
	— — END — —								

	Categories (used in 2019):								
	“E” = Exterior, siding, rain gutters, roof								
	“W”= Walkways, steps, driveway								
	“L” = Lawn, landscaping, bushes								
	“M”= Master Association								

