

**MARINA PARK
HOMEOWNERS ASSOCIATION MEETING
SEPTEMBER 16, 2006**

MINUTES

Attendance: Present were D-17 through D-20 homeowners – Harold and Holly Brundage, Richard and Sue Rutledge, William and Charles Burnidge, and John Welsh.

Mountain Managers Representative: Eric Gill

Items Discussed

1. Eric Gill prepared an agenda which was followed, but not in any particular order.
2. **Minutes from the 9/6/06 Meeting:** All in attendance received the meeting minutes of 9/6/06 and they were approved as written
3. **Financial Report:** Eric Gill submitted and discussed the current financial status of the Marina Park HOA including the August financials, reserve study, and accounts payable due report. When Eric has the reserve study completed and the data organized, it will be available on line to the HOA so each owner will have a monthly accounting. There were many questions raised about the reserve fund status. The current agreement with owners is for a three-month payment of the HOA dues into the reserve fund. Questions were raised as to the developer's obligation for the balance of the units not sold. It was suggested that the developer put dollars in an escrow account equaling the developer's reserve fund obligation.
4. **Old Business** (outstanding items discussed by the homeowners)
 - A. **Snow Melt Costs:**
What can be done to improve the snowmelt system and cut down expense? Last year the front walk was not kept clear.
 - B. **Hot Tub** – What can be done to:
 - (1) Keep it operational
 - (2) Reduce energy consumption
 - (3) Make new top function properly. (New cover has been damaged due to improper size when remade.)
 - C. **Pool:**
Should the pool be closed as of October 1st? How would it be winterized and the pool area made safe: Can it be made usable in the winter, made safe, be covered to conserve energy?
 - D. **Exterior Masonry Wall Problems:**
It appears the masonry wall is eroding due to water drainage in the pool area pushing out stones at the entrance to D-17.
 - E. **Re-staining of Current units:**
Should existing units be re-stained at the time new units are completed to make all of Marina Park look new and uniform?

- F. Construction Equipment Damage:
Is construction of new units damaging the concrete drives and the snowmelt system?
- G. Cable:
Cable cost is not a uniform amount for each homeowner. Eric will be renegotiating a new cable contract. New rates should be \$20 - \$25. Units are currently wired for wireless. The new carrier will be Com Cast. Eric will check on commercial cost for wireless with Com Cast. Eric feels that in the near future Frisco may be wireless throughout the town.
- H. Garage Doors:
Could there be garage doors on the new units rather than carports to conceal the materials stored within?
- I. Trash Pick Up:
Mountain Managers will be renegotiating the trash removal. Frisco has a convenient location for re-cycling south on Highway 9. Waste Management is currently looking at serving the re-cycling needs of Frisco.
- J. Christmas Lights:
Christmas lights are to be taken down by the developer. In some units they are falling down.
- K. Insurance:
Current agent is:
 Bob Strong
 Farmers Insurance
 970-879-1330

Questions were asked as to what insurance covers. Eric stated the general rule is that homeowners' individual policies should cover anything that would fall out if the unit was turned upside down. The policy should be an HO6 policy for personal property (cars, furniture, personal possessions). Homeowners should indicate the units are sprinklered and monitored when talking with their insurance agent.
- L. Punch List Items In Current Owner's Units
Homeowners should submit a list of unfinished items to the current developer through Michael Bosma or Dr. Michael Bernier. Address is on the Marina Park Owner's List submitted by Eric.
- M. Miscellaneous:
Status of sale of units
 Total number of units 20
 Total completed 8
 Total of completed units sold 7
 Total of units under construction sold 3

Units under construction are to be completed in spring of 2007

These minutes were prepared by Charles Burnidge. Mountain Managers will review, edit and distribute. Please contact Eric Gill if any items as you understand them differ from the minutes.

