

**MARINA PARK
ANNUAL HOMEOWNERS ASSOCIATION MEETING
DECEMBER 1, 2012**

MINUTES

1. **Call to Order.** The meeting was called to order at 4:05 p.m.
2. **Affirmation of Attendance and Quorum.**
 - A. 10 owners representing 9 units were in attendance either in person or via conference call. In addition 1 proxy was received. Attendance sheets and proxies are on file with the original minutes.

A quorum was established.
 - B. Representing Mountain Managers were Phil Wells and Judy Freese (via phone).
3. **Introductions.** All attendees were asked to introduce themselves.
4. **Approval of 12/3/11 Annual Meeting Minutes.** A motion was made, seconded and passed to approve the minutes as written.
5. **Repair and Maintenance Report.** Phil Wells read through the report which covered the period of 11/11 through 09/12. It was noted that the downspout installation to the left of the Hat Shop was actually an extension to the existing downspout. The HOA has been reimbursed for legal expenses paid to The Klug Law Firm. The light post base that was removed was across from C16 and had blown down in a wind storm. The bollards installed at the alleyway look good and many owners were happy to see them go in. It's now much safer when backing up, etc.
6. **Financial Report.**
 - A. October Financials were reviewed. Year-to-date, dues income was ahead of the budgeted amount by \$7,145. With 3 months reserves collected, \$2,734 in late fees, and \$71 in interest, total income is over the budgeted amount by \$15,796. It was noted that the Lunny's bought unit D18 (foreclosure) and the HOA was paid all monies owed.

On the expense side, most items were close to or under budget. Grounds was over budget due to the mulching that was done. Overall, the HOA was \$20,495 under budget on expenses through October and showed a positive net of \$36,291 year-to-date.

The balance in the checking account was \$41,367.96 and the money market account balance was \$56,190.74. Compared to a few years ago, the HOA is doing much better.
 - B. 2013 Budget and MCR

Income is based on the current dues amount. Expenses are based on contractual increases, projected/anticipated increases, or averages for items such as snow removal which are not consistent year to year. With income projected at \$144,684 and expenses at \$144,266, the cash flow will be \$318. This leaves nothing for the reserve contribution and a net of \$318. The Board previously decided on no dues

increase for this year. Dues were increased last year and the Board did not want to do it again this soon. The Board's philosophy has historically been to keep dues as low as possible and assess for major expenses such as painting and roofs. It was noted that the sale of D18 was underwritten by Fannie/Freddie and 10% contribution to reserves is required each year. This was a condition of the sale. A dues increase may have to be considered in 2014 but this will be looked at each year. The budget surplus will allow for the required 10% for reserves this year and next. \$16,000 will be transferred to reserves at the end of 2012 and \$16,000 will be transferred in January of 2013.

In order for the MCR to be 100% funded, it would require an annual contribution of \$40,206 which is not feasible. Funding in the 30-40% range is considered good. If reserve contributions can be kept at this level, assessments will be reduced.

Questions were asked on the frequency of pump replacements and whether alternatives had been explored. It was explained that to make a change would require total re-engineering of the entire system – it's not just the pumps.

Deck staining is scheduled for next year. This was moved up to allow an additional staining between paintings. At least one deck has rotten wood and it will be useless to stain until the owner has this replaced. All MCR items will be looked at prior to scheduling and all decks will be inspected for deterioration prior to staining.

A motion was made, seconded, and passed unanimously to approve the 2013 budget as presented.

C. The transfer of surplus funds to reserves was approved as outlined above.

7. **Old Business.**

The sale of D18 was discussed. Collection problems had been going on for years and the unit finally went into foreclosure. The unit was bought by the Lunny's (owners of unit A5) and the HOA was made whole. This is a rare occurrence. The Board worked with the Lunny's to bring this together. The 10% requirement for reserves was the sticking point but was finally resolved with the Board agreeing that this would take place. The agreement reached that resulted in the sale going through was beneficial to both the Lunny's and the HOA.

8. **New Business.**

A. The new pool schedule was explained. The pool will be closed from 9/15 to 11/15 and from 4/15 to 6/15 (shoulder seasons). It will be heated to 90 degrees from 6/15 to 9/15 and to 102 degrees from 11/15 to 4/15. Whether or not it's worth it to drain the pool when it's closed is still being looked into. It may be more prudent to keep it full but not heated. Chemicals will be added to keep it from turning green. The decision on completely closing the pool has been tabled until more data can be obtained. After a year of the proposed new schedule, there should be more comprehensive information. Owner feedback has been mixed but many owners have stated they purchased their units with amenities and don't want to lose the pool.

- B. The pet rules currently state "Only owners may have pets. Renters/tenants may not have pets on the premises." The Board has evaluated the pet restrictions and the rules will remain as written. Exceptions can always be made on a case by case basis. For example, if a long term renter has a pet and the owner makes a request to the Board, it will be considered. The Board retains the right to require the pet to be removed if the tenants do not comply with Rules and Regulations or if the pet becomes a nuisance to others. The Board also has the right to restrict the number and type of pet.
- C. Recycling as been discussed several times. Frisco has a recycling center and those that want to recycle can use these facilities rather than use HOA funds to provide recycling on site. Mountain Managers was able to negotiate a lower trash removal rate with Waste Management for all of the HOA's it manages. A change had been considered but currently, the best deal is with Waste Management.
9. **Election of Officers.** There was one vacancy on the Board for a two year term. The term for Greg Waters was expiring. Greg declined to run for an additional term. Andy Holley had agreed to serve and was a declared candidate. With no further nominations, Andy was elected to the Board by acclamation. Greg was thanked for his time and service.
- Current Board members are:
- | | |
|----------------|-------------------|
| Rich Rutledge | Term expires 2013 |
| Bruce Mitchell | Term expires 2013 |
| Andy Holley | Term expires 2014 |
- Officer positions will be determined at the next Board meeting.
10. **Schedule the Next Annual Meeting.** The next Annual meeting will be on Saturday, 12/14/13, 4:00 p.m. at Mountain Managers.
11. **Adjournment.** There being no further business, the meeting was adjourned at 4:55 p.m.

Respectfully submitted: Judy Freese, Recording Secretary

APPROVED FOR DISTRIBUTION:

Approved via e-mail

12/24/12

Rich Rutledge, President

Date