

**MARINA PARK  
BOARD MEETING  
NOVEMBER 17, 2012**

**MINUTES**

1. **Call to Order.** The meeting was called to order at 4:03 p.m.
2. **Affirmation of Attendance and Quorum.**
  - A. Board members in attendance were Rich Rutledge, Greg Waters, and Bruce Mitchell. A quorum was established.
  - B. Also in attendance were Sue Rutledge (D-20) and John Wilson (B-10).
  - C. Representing Mountain Managers were Phil Wells and Judy Freese (via phone).
3. **Owner Forum.** No comments at this time.
4. **Approval of Minutes from the 9/22/12 Board Meeting.** A motion was made, seconded, and passed to approve the minutes as written.
5. **Repair and Maintenance Report** was reviewed and covered the period from 08/12 through 09/12. It was noted that the posts and chains installed in the parking lot are not locked. Mountain Managers will check and see if one end can be locked to prevent theft and still leave access for emergency vehicles, etc.
6. **Financials.**
  - A. September financials were reviewed. Dues payments were ahead of the budgeted amount by \$6,210 year-to-date. Total income was \$14,851 ahead of budget through September.

Expenses were under budget by \$18,056 through September and the HOA showed a net surplus of \$32,908 year-to-date. If this holds up throughout the remainder of the year, it will be a big plus for the MCR. As a condition of sale on unit D18, the Board agreed to ensure 10% of income would go into reserves each year. The operational budget surplus will enable the HOA to cover the necessary reserve contribution for the next couple of years. \$16,000 can be transferred at the end of 2012 and another \$16,000 at the beginning of 2013.

The balance in the checking account was \$38,577.71 and the money market account balance was \$56,151.24.

There were no serious delinquencies.
  - B. 2013 Operations Budget

Income was based on no change in dues and is projected at \$144,684. Expenses were reviewed and are projected at \$144,366 (\$11,036 less than in 2012). This leaves a net of \$318 with no contribution to reserves. Surplus funds from the operational budget can be transferred to reserves at the end of the year but for long range planning, reserve contributions will need to be looked at. It has been the HOA's philosophy to hold dues down and assess when necessary for MCR projects.

It was noted that the pool was turned off in October and half of November. It's difficult to tell from the utility bills how much was actually saved by shutting down the pool. Mountain Managers will try to find an expert to review the bills and see if it can be determined how much of the utility bills are for the ice melt system, how much for the pool, etc. Even if there is a substantial savings, doing away with the pool will not be acceptable to some of the homeowners who favor keeping the amenity. The Board and Mountain Managers have discussed options including replacing the pool with a commercial hot tub, doing away with both amenities, cutting back on pool hours and months of operation, etc. There would be less water to heat with a hot tub but the expense of a new commercial hot tub is very high. In addition, many people have expressed their preference for the pool. At the upcoming HOA meeting, this will be discussed again. Owners will be told that the pool will be retained while additional research is done. Mountain Managers will look into who can clarify the utility billings and how much this will cost. After more discussion, it was suggested that the pool be closed for 2 months in the spring and 2 months in the fall (shoulder seasons).

The Board felt the Budget was good but the MCR could be a problem. A dues increase was done last year which got the reserve contribution up to the required 10% but reserves still need to be increased. An assessment will be needed when painting comes due again. The operational surplus will help but it's unknown if this will continue in future years. Owners need to be made aware of where the HOA is financially and what it will take to get to where you need to be. With no dues increases, the numbers start to go negative in 2019 and by 2023, the picture is really bad. This needs to be looked at before it becomes critical. It was suggested that small dues increases be implemented beginning in 2014 and continue over the next 3 or 4 years. Owners should be made aware that dues increases are probably going to be necessary.

After discussion, the 2013 budget will be left as is with no dues increase. The MCR will be re-done to show \$16,000 surplus to reserves in 2012 and \$16,000 to reserves in January of 2013. Potential dues increases (dedicated to reserves) will be discussed at the HOA meeting. It's important to have enough reserve money every year to allow for the unexpected and avoid unplanned special assessments.

A motion was made, seconded, and passed unanimously to approve the 2013 budget with no dues increase.

C. MCR items scheduled for 2013:

- Exterior staining of decks was approved for buildings A& B and C & D
- Painting of interior hallways (including weight room). Mountain Managers will look at this to see if it needs to be done.
- Asphalt crack fill was approved
- Plants/Trees – approved
- Carpet in hallway and Elevator – to be looked at in the spring to see if they need to be cleaned. Replacement will be moved out to 2014 on the MCR. The carpet in the weight room is still in fairly good shape but will be looked at in the spring to see if it needs cleaning.

7. **Old Business.**

Last year was a very light snow year but the dumpster area was ankle deep in water. The Town pushes snow right up to the dumpster and when it melts, it does not drain. There is either standing water or ice. Mountain Managers will talk to the Town about this issue (again). It was noted that the Professional Building and the Town cannot push snow onto the HOA's property. If they don't have enough snow storage, they need to haul it off.

8. **New Business.**

A. The agenda for the HOA meeting was reviewed. The pool issue will be addressed. For the foreseeable future, the pool will be retained. A new schedule of operation will be implemented: The pool will be closed from 9/15 to 11/15 and again from 4/15 to 6/15. When open, the pool will be kept at 90 degrees in the summer and 102 degrees in the winter.

Recycling will be removed from the agenda.

Elections – Greg will not be running for re-election. Andy Holley is a declared candidate for the vacant position.

B. The Comcast agreement renews automatically in May. There is currently no viable alternative except to remove service. Resort internet is geared more to rental properties and selections and bandwidth are too limited. The cost for cable/internet is a good one and it was resolved to renew the Comcast agreement.

C. Pet rules: The Rules currently state that only owners may have pets. The Rules will be left as written however, the Board can grant exemptions for long term rentals on a case by case basis. There are times when obtaining a rental depends on whether or not a pet is permitted and an owner may need the rental income to pay dues, etc. No exceptions will be made for short term rentals. Whenever an exemption is considered, the owner/tenant will be informed that the Board retains the right to have the pet removed from the premises if it becomes a nuisance. The Board also retains the right to limit the number and/or type of pet.

9. **Owner Forum.** None

10. **Schedule Next Board Meeting.** The next Board meeting will be scheduled when the Board meets following the HOA meeting to elect officers.

11. **Adjournment.** There being no further business, a motion was made and seconded to adjourn the meeting at 5:40 p.m.

Respectfully submitted: Judy Freese, Recording Secretary

**APPROVED:**

Approved via e-mail

12/9/12

Rich Rutledge, President

Date