

**MARINA PARK
BOARD MEETING
FEBRUARY 25, 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 either in person or via conference call were Rich Rutledge, Greg Waters, and Bruce Mitchell.

A quorum was established.
 - B. Representing Mountain Managers were Phil Wells and Judy Freese (via phone).
3. **Owner Forum.** Other than the Board, no owners were in attendance.
4. **Approval of Minutes from the 10/29/11 Board Meeting.** A motion was made, seconded, and passed to approve the minutes as written.
5. **Repair and Maintenance Report** was reviewed and a few items were discussed.
 - A. The pool bubble wrap cover was not replaced. The old one was found stuffed behind the hot tub. The hard cover is broken and the bubble cover is being used until Maximum Comfort can look at the hard cover.
 - B. Installation of the downspout adjacent to the Hat Shop and replacing failed heat tape is working well in alleviating drainage issues.
 - C. Cotton wood trees were removed and all agreed the area looks better without the hot tub and trees.
6. **Financials.**
 - A. January financials were reviewed. Income is ahead of budget by \$2,204 due to the 3 months reserves being collected on the sale of a unit and collection of some past due amounts. Repair and maintenance was over budget and sewer was under. It was noted the sewer bill probably had not been paid prior to closing out the month. Overall, the HOA was \$2,238 under budget on expenses year-to-date and showed a surplus of \$5,954 through January.

The balance in the checking account was \$8,817.04 and the money market account balance was \$52,842.31.

There were two minor delinquencies (A5 and B7). Accounts will be checked and the owners notified if they are indeed one month behind. Unit D-18 remains seriously delinquent and collection is being pursued by the attorney.
7. **Executive Session.** In accordance with CCIOA 38-33.3-308, "The minutes of all meetings at which an executive session was held shall indicate that an executive session was held, and the general subject matter of the executive session." The general subject matter was discussion of legal options for collection of the delinquent account for unit D18. It was resolved to have the attorney proceed as previously agreed.

8. **Old Business.**

- A. The spring walk around will take place in conjunction with the next Board meeting and was scheduled for 6/2/12. The walk through will be at 3:00 p.m. with the Board meeting to follow at 4:00 p.m. at the complex.
- B. Officer positions were determined. Rich Rutledge will serve as President, Greg Waters as Vice President, and Bruce Mitchell as Secretary/Treasurer.
- C. Bids were obtained for extending the fence and gates around the pool area to prevent people from reaching over the gate to gain entrance to the pool area, but it was agreed to stay with the previous decision and not do the fence.
- D. Bids were obtained for a barrier gate on the west side of the property that will prevent people from cutting through the parking lot. Bruce has checked and there will be room for him to back out with the barrier on his side. Frisco has no problem with blocking this off as long as the Fire Department has a key. Bids range from \$6,280 to \$9,890 depending on the type/style of gate. To avoid spending this much money, it would also be possible to install a couple of bollards and run a cable across with a lock on one end. The cost would probably be in the neighborhood of \$1,000. Mountain Managers will obtain a firm price to set bollards and run a chain (cable). If vinyl bollards are used they would be very low maintenance.

9. **New Business.**

- A. Deck staining bids were reviewed and they may not be accurate. Some decks are cement and should not be included in the number of decks to be stained. Decks will be looked at during the spring walk around and an accurate count of the number of wood decks will be obtained. New bids will be solicited after this is done. A decision will also be made on whether to stain decks every 2 or 3 years between painting cycles.
- B. One owner had suggested opening the pool later in the day in order to save on utility costs. Since the same boiler runs the ice melt system, there would not be a significant savings during the winter months. Reducing the hours in the summer months may be considered at a later date.
- C. The occupants of unit A-1 continue to park in the fire lane. This difficult to control since it's not always the same vehicle (renters). The best solution would be for owner Michael Bernier to inform his renters that they cannot park in the fire lane. Mountain Managers will check and see where renters pick up keys and if it's possible to include a notice in the check-in packet stating there is no parking permitted in the fire lane.
- D. Mountain Managers will remove recyclable materials left in the dumpster area and will contact Waste Management about recycle bins (the number of bins they would recommend, cost to pick up once per week, and if there's room in the dumpster enclosure). The Board may consider a sign for the dumpster stating "No Recycling" if the bins are not an option.

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10. **Schedule Next Board Meeting.** The next Board meeting will be on 6/2/12 (walk through at 3:00 p.m. followed by the Board meeting at 4:00 p.m. at the complex.
11. **Adjournment.** There being no further business, a motion was made and seconded to adjourn the meeting at 5:24 p.m.

Respectfully submitted:

Judy Freese, Recording Secretary

APPROVED:

Approved via e-mail

3-6-12

Rich Rutledge, President

Date