

**MARINA PARK  
BOARD MEETING  
JUNE 2, 2012**

**MINUTES**

1. **Call to Order.** The meeting was called to order at 4:25 p.m. by President Rich Rutledge.
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 Lina Lesmes (B12) and Mark and Genet Lunny (A5)
  - C. Representing Mountain Managers was Phil Wells.
3. **Owner Forum.** No comments at this time.
4. **Approval of Minutes from the 2/25/12 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 01/12 through 04/12. A few items were discussed.
  - A. Unit A1 picks up keys (renters) at Mountain Managers. A notice is now included in each check-in packet regarding parking in the fire lane, etc. Notices are also posted in the unit. It was noted that the parking situation has improved.
  - B. Owners were billed for the gas fireplace and dryer vent inspections. Not all have paid. If an owner pays dues by automatic withdrawal from a bank account, this cannot be used for payment of the inspection invoice without specific owner authorization. Mountain Managers can only deduct what has been authorized (i.e. dues). A letter will be sent to owners with these minutes reminding owners to pay the invoice as noted on their owner statements.
6. **Financials.**

April financials were reviewed. Dues is below the budgeted amount by \$3,753. On the expense side, utilities were under budget (light winter). Cable was under budget – the automatic Comcast increase was probably not as high as anticipated. Legal was over budget but it is hoped this will be recouped. Repair and Maintenance was \$1,157 over budget however, this appears to be due to lagging owner reimbursements for dryer vent cleans and gas fireplace inspections. The HOA paid for this and owners are reimbursing. Other items were either at or under budget. Overall, the HOA was \$4,644 under budget on expenses year-to-date.

The balance in the checking account was \$1,674.00 and the money market account balance was \$55,354.52.

All units except D18 are current on dues.

7. **Old Business.**

- A. Deck staining will be done every 2 years between paint cycles. The MCR will be changed to reflect every 2 years vs. the current schedule of every 3 years.
- B. Installing a fire pit will not be done at this time. The Board felt it was more important to concentrate on maintaining the current amenities/grounds/buildings and not to add anything new. The pool will be discussed at the annual HOA meeting. This is a nice amenity but it is a big expense. The pump was recently re-built and the pool is working fine.
- C. The light post that had the glass fixture broken (North side of D building) was probably hit by a truck. The light post on the West side probably blew down in one of our very strong winds. It appears the concrete base was cracked and could not support the pole under the stress. It will not be replaced. It is hoped to be able to use the fixture from this light to repair the one that was broken. By not replacing one light, the parking area will still be adequately lit but the HOA will realize a savings of about \$2,000. (Subsequent to the meeting the fixture on the downed one was found to be in good condition and will be used to replace the broken fixture).
- D. The gas grill does not have the option of being converted from propane to natural gas. If the HOA opts to run a gas line, a new grill would need to be purchased. It was noted that the grill is used infrequently and if inadvertently left on, it could burn for days if natural gas is used. The Board resolved not to spend any monies on this project. It can be revisited once a decision is made on the pool.
- E. Two estimates were received to install bollards in the west parking area to enable a chain to be stretched across to prevent vehicles from cutting through. The Fire Department is OK with this plan as long as they have a key. It was also suggested that a sign be posted stating "No Through Access" (or words to that effect). A motion was made, seconded, and passed to accept the bid from Strategic Fence & Wall Company.
- F. The repairs to the pool deck area will be looked at again. There may have been some miscommunication with the contractor on what was expected. He used only the materials on hand when repairing the paving stone area and did not add any new. This resulted in large gaps between stones and a lot of cement. The overall appearance is not very good and Mountain Managers will contact SBR to see what can be done to improve appearance.

8. **New Business.**

- A. Signs for the two gates to the pool area were discussed (i.e. no glass in pool area, age limit for use, etc.). It was noted that signs are not always effective but they do help if there are any liability issues. The hours cannot be read on the current sign. After discussion, it was resolved to look at the current sign, make sure it contains all the pertinent information, and see what needs to be done to make it legible or if it needs to be replaced. The Board will be e-mailed with the findings.

Changing the pool hours was talked about. The current hours are 10 to 10. Opening or closing later/earlier will not make a significant difference to operating costs and it was decided to leave the hours at 10 to 10. The only real savings would be realized by closing the pool all together. Pool temperature was also discussed. When the hot tub went down, the pool temperature was increased to "soaking" temperature. There would likely be very little savings seen by lowering the temperature.

- B. Landscaping is budgeted at \$1,000 for 2012. The area is currently looking pretty good. Neils Lunceford's bid included pruning shrubs near walkways (\$225), mulching beds above the timber bed near the back building (\$300), and planting 5 shrubs (\$325). They also recommended deep root treatment with Systemic Insecticide (one Spruce in the courtyard has mites (\$25). They recommend fertilizing other trees and shrubs at least once per season (not included in the \$875 bid). A motion was made, seconded, and passed to accept the bid from Neils Lunceford. In addition, Mountain Managers will obtain an additional bid for fertilizing/deep root feeding of other trees from Colorado Tree Specialists and forward the information to the Board.
- C. Asphalt seal coating and striping is scheduled for 2014. Seal coating is not needed now but crack filling should be done on a regular basis. Once cracks appear it's important to keep up with the maintenance to prevent water from getting in and deteriorating the base. Crack filling will be added to the MCR (to be looked at annually). Seal coating helps some but is mainly cosmetic. This will be changed on the MCR to every 3 years. Striping may need to be done more often and will be addressed as needed.

It was noted there are cracks in the concrete and these should be checked as well to make sure the ice melt system is not affected. Concrete cracks should be checked annually.

Crack filling will be done this year and also the joints (where asphalt meets the concrete). Jet Black uses a hot rubberized material to fill cracks and a separate compound for the joints. Both seem to work well.

- D. The e-mails from Charles and William Burnidge were discussed. The pool area was discussed previously (stone work) and will be addressed. Landscaping upgrades (planting of additional trees) is not being considered at this time. Putting in trees may look good initially, but eventually they will block someone's view corridor. The consensus was to maintain what is already there and not add any additional trees.

9. **Owner Forum**

- A. Reducing the number of lights: Could some be removed or just have the bulbs unscrewed to save on energy? Unscrewing bulbs results in people reporting that there are burned out lights. It would take years to recoup any savings by removing lights. Mountain Managers will look into some options – lower wattage (9 watt fluorescents might work),

- B. The pool/hot tub issue was brought up. Some units already have private hot tubs but it was pointed out that some decks are not big enough to accommodate a hot tub. Renters want some kind of water amenity and some owners will not want to see both the pool and hot tub "go away". If the pool was to be filled in and a commercial hot tub installed, the initial expense is estimated to be around \$40,000 (payback could be expected in a few years).
- C. It was asked if there was any interest in getting owners together for a social event. This has been considered in the past but it's always been difficult to find a date that was good for the majority of owners. After discussion, it was decided to have a Marina Park get together on the 4<sup>th</sup> of July prior to the fireworks. Marina Park is a prime location for viewing fireworks! Many HOA's have some type of picnic/BBQ in conjunction with a work day with the HOA providing the main course. Bonnie Q will cater for about \$12 per person – they bring the food; the HOA serves and cleans up. It was decided to have a BBQ with the HOA providing hamburgers, hot dogs, condiments, chips, utensils, plates, napkins, ice, etc. Owners should bring their own beverages and can bring a side dish or dessert if they choose. The grass area will be used and it will be staked/taped off early in the day with a sign stating Marina Park Only. The grill be brought to the area and additional tables/chairs will be available. Notice will be sent out as soon as possible to give owners a chance to plan their 4<sup>th</sup> of July activities to include this event.
10. **Schedule Next Board Meeting.** The next Board meeting will be on September 22, 2012, 4:00 p.m. at the Back Country.
11. **Adjournment.** There being no further business, a motion was made and seconded to adjourn the meeting at 6:00 p.m.

Respectfully submitted:

Judy Freese, Recording Secretary

**APPROVED:**

Approved via e-mail

6/17/12

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Rich Rutledge, President

Date