

**MARINA PARK  
BOARD MEETING  
JUNE 22, 2013**

**MINUTES**

1. **Call to Order.** The meeting was called to order at 5:00 p.m. at the Back Country Brewery.
2. **Affirmation of Attendance and Quorum.**
  - A. Board members in attendance were Rich Rutledge, Bruce Mitchell, and Andy Holley. A quorum was established.
  - B. Also in attendance were Scott and Mary Origer, Unit C15.
  - C. Representing Mountain Managers was Phil Wells.
3. **Owner Forum** – no comments at this time.
4. **Approval of Minutes from the 12/1/12 and 2/16/13 Board Meetings.** 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 1/13 through 5/13. Items included completion of the insurance appraisal and washing of the exterior windows. It was noted that Phil will be discussing insurance appraisals with Bob Strong (Farmers Insurance).
6. **Financials.**
  - A. April financials were reviewed. Total income (dues and interest) was \$773 under the budgeted amount year-to-date. Expenses were under budget by \$9,740 through April. Utilities were under by \$4,450 and the rest of the line items were at or under budget. Overall, the HOA showed a net surplus of \$8,967 year-to-date. Utility expenses still look very good. No complaints were received on the pool closures during off seasons and people seem to appreciate the summer/winter temperatures that are maintained for the pool.

The balance in the checking account was \$5,069.35 and the money market account balance was \$90,391.51.
7. **Old Business.**
  - A. Deck staining estimates were reviewed. Proff did the decks the last time and came in as the low bidder this time. It was noted that the costs for A/B buildings and C/D buildings may be reversed but the total is the same. Synthetic deck materials are still being looked at to see if it would make sense to change. The HOA would not realize significant savings on building painting, but regular deck staining expense would be cut. At some point in time, decks will need to be replaced but whether to do it now or wait until it's needed has not yet been decided. Decisions on staining were tabled.
  - B. Landscaping: \$1,000 is budgeted and Mountain Managers asked Neils Lunceford and Celtic what they would recommend. After discussion, it was resolved to have Celtic do deep root feeding now and pruning in the fall. No mulching will be done.

8. **New Business.**

- A. Asphalt crack filling: Jet Black's estimate is \$325 (\$250 for hot joint repair and \$75 for crack repair). It was noted that the front of C building is pristine. The small amount for crack filling (\$75) may be for the drive. The hot joint repair is for areas where asphalt meets concrete. It was resolved to accept Jet Black's proposal and the work will be scheduled. Rich and Phil will check and see if concrete cracks need to be addressed again.
- B. Cleaning estimates for Building B were discussed. It was noted that Exclusive Cleaning did slate cleaning at Timberline Cove and did a great job. They may be able to do something with the slate in the lobby. Mountain Managers will check cost – if the slate is included, only the cost of sealing needs to be obtained.
- C. Comcast digital upgrade. This is being done at no charge to the HOA. Comcast will be installing digital boxes in all units. One DCT box (with menu) will be provided and up to two DTA boxes (no menu) on additional TV's. Owners who have more than 3 TV's can pick up additional boxes at Comcast but there will be a charge. Owners who already have boxes will not receive new ones. There will be no change to Internet service. Comcast plans to do the work on 7/12/13 and owners have been sent notification. They will not move furniture or take down wall hung TV's. Rules and Regulations will need to be revised to state that owners bear all financial responsibility for the boxes. Comcast will have an inventory of who did/did not receive new digital boxes. Revised Rules will be sent to owners.

The Comcast addendum needs to be signed and Rich will stop by the office to sign the original.

- D. Last year Marina Park held the 1<sup>st</sup> Annual Bruce Mitchell Gathering of the Clan on the 4<sup>th</sup> of July (no fireworks last year). Bruce will not be around for the 4<sup>th</sup> this year and it was suggested that the HOA do something on another weekend just to give owners a chance to get together. No decision was made at this time. \* (see below)
- E. Items discussed during the walk around: A convex mirror in the "canyon" to facilitate two way traffic will be added. A sign stating "Private Drive – Owners and Guests Only" will be installed at the underpass entrance to stem those cutting through Marina Park property. Garages will be numbered to make it easier for visitors and guest to find unit garages and standardize the look.

9. **Schedule Next Board Meeting.** The next Board meeting will be held on November 22, 2013, 4:00 p.m. at Mountain Managers. The Board will review the agenda, budget, etc. for the HOA meeting to be held on 12/14.

9. **Adjournment.** There being no further business, a motion was made and seconded to adjourn the meeting at 5:52 p.m.

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Respectfully submitted:

Judy Freese, Recording Secretary (minutes prepared from a tape of the meeting).

**APPROVED:**

Approved via e-mail

7-17-13

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Rich Rutledge, President

Date

\* Subsequent to the meeting, a suggestion was made to hold the next annual meeting on 12/28/13 followed by a Holiday Party for homeowners. The annual meeting is currently scheduled for 12/14/13. Please let Rich know what you think and what date works best for you. You may e-mail your comments/suggestions to Rich at [richrutledge@prodigy.net](mailto:richrutledge@prodigy.net).