

**MARINA PARK
BOARD MEETING
SEPTEMBER 6, 2014**

MINUTES

1. **Call to Order.** The meeting was called to order at 4:04 p.m. at the Back Country Brewery.
2. **Affirmation of Attendance and Quorum.**
 - A. Board members in attendance were Rich Rutledge, and Bruce Mitchell. A quorum was established.
 - B. Also in attendance was Scott Origer, unit C15.
 - C. Representing Mountain Managers was Phil Wells.
3. **Owner Forum.** No comments at this time.
4. **Approval of Minutes from the 6/14/14 Board Meeting.** A motion was made, seconded, and passed to approve the minutes as written.
5. **Repair and Maintenance Report.** There were no items over \$500 since the last Board meeting. It has been a fairly uneventful summer. It was noted that the valve on the drain line for the fire suppression system was repaired. The spilled glycol will be cleaned up but this may take a couple of attempts. The pool was drained and power washed. The chlorinator was replaced with a larger one. The old one was too small to hold a sufficient amount of chlorine. Overall, there has been a significant improvement in pool clarity.
6. **Financials.**

July financials were reviewed. Total income was ahead of the budgeted amount by \$5,208. On the expense side, over budget items were primarily utilities and snow removal items. It was explained that trash removal expense will decrease. A deal has been made with Summit Mountain Rentals to use the HOA's dumpster for the 4 units they manage and clean. They will be paying for trash pick ups and the HOA won't be paying anything for as long as the deal remains in place. Overall, expenses were \$2,144 over budget year-to-date and the Association showed a positive net of \$3,063 through July.

The balance in the checking account was \$18,814.78 and the money market account balance was \$70,950.17. All accounts were current.
7. **Old Business.**
 - A. Phil and Rich did a walk through of the property and overall, everything is looking very good. The paint is holding up well. A few small items were noted including pointing of stone (delayed but will be done) and deterioration of the railing along A building. The bottom rail is rusted primarily where snow and water hits and remains for extended periods of time. Mountain Managers will try to scrape and paint this year but due to the extreme labor shortage, this may not get done until spring. Proper prep is very important before painting with black Rustoleum. The garage doors on C & D are beginning to show some wear due to sun exposure. Panel replacement, etc. will need to be addressed at some point – possibly in conjunction with painting in 2 years. There was a major bird problem this year and this will be addressed before birds return to nest in the spring. Service Monkey will be looking at dryer vents to see if replacement is needed or if a “cage” can be installed over the vent.

- B. Owners were notified in June that decks/balconies are an owner responsibility for repair and maintenance. Owners are strongly encouraged to seal decks every year to protect the wood and extend deck life. A clear sealant should be used. Thompson's Water Seal is available at Lowes and clear Deckscapes is available at Sherwin Williams. Owners may also use Sikkens which is an extremely good product originally designed for Marine use. Unfortunately it is more expensive. Sikkens is available at Summit Paint and Stain located between Walmart and Safeway.
- C. Exterior window cleaning was done this year but it was unable to be scheduled until late in the season. Next year it will be scheduled earlier – late July/early August.
- D. Paint costs have increased substantially this summer (about 30%). Marina Park is scheduled for painting again in 2 years. Bids are being obtained now for other complexes and we'll have an idea of how much more painting will cost. The last time it was done, the price was very low and an excellent job was done. As buildings age, painting will probably need to be on a 5 year cycle versus the current 6 years. It's important to protect siding to avoid expensive, extensive replacement. The buildings are 10-11 years old.

8. **New Business.**

- A. Rich noted that he recently had his boiler replaced and advised owners in C & D to consider doing the same. The original boilers work great when they work but are expensive when repairs are needed. Some owners have already spent a substantial amount of money on repairs. Rich did a lot of research before deciding on an HTP boiler. It's very efficient and takes up much less space than the Triangle Tube types that can max out the closet space. Rich stated he has more hot water than he'll ever need! The boilers in A & B are a few years newer and slightly more modern but owners may want to consider replacement before problems arise.
- B. The yellow bollards are beginning to show some wear and will be painted.
- C. Mountain Managers is looking at products to paint the split rail fence that runs along the bike path. A solid stain will offer protection and should be done every few years.

9. **Schedule Next Board Meeting.** The next Board meeting will be Saturday, November 1, 2014, 4:00 p.m. at Back Country Brewery.

10. **Adjournment.** There being no further business, a motion was made and seconded to adjourn the meeting at 4:56 p.m.

Respectfully submitted:

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

APPROVED:

Approved via e-mail

9/29/14

Rich Rutledge, President

Date