

**MARINA PARK
BOARD MEETING
FEBRUARY 28, 2015
MINUTES**

1. **Call to Order.** The meeting was called to order at 4:01 p.m.
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 was Scott Origer (C15).
 - C. Representing Mountain Managers was Phil Wells.
3. **Owner Forum.** No comments at this time.
4. **Approval of Minutes from the 11/1/14 Board Meeting.** A motion was made, seconded, and passed to approve the minutes as written.
5. **Repair and Maintenance Report.** There were two items over \$500 for the period of 11/14 through 1/15. Recommended roof maintenance was completed by Turner Morris and the snow melt system was checked; glycol was added to the system.
6. **Financials.**
 - A. January financials were reviewed. Total income was under the budgeted amount by \$756. This is simply due to payment timing – there are no delinquencies. On the expense side, most categories were under budget. Over all, the HOA was \$4,598 under budget on expenses through January and showed a positive net of \$3,854 year-to-date. All accounts were current.

The balance in the checking account was \$14,317.62 and the money market account balance was \$73,229.80.
 - B. MCR projects scheduled for 2015:

Asphalt crack fill (\$601) will be done.
Plants and trees (\$1,000) - will be determined on the spring walk through
7. **Old Business.**

Whether a financial review/audit was needed was discussed at a previous meeting. Since the HOA is a small one, it's fairly easy to keep track of the money and the Board takes a very active interest in the financials. Since a review has never been done, it might be a good idea to proceed with this. Mountain Managers has no problem with scheduling reviews or full audits if that is what the Board decides. The cost for a review versus an audit will be obtained and forwarded to the Board.
8. **New Business.**
 - A. Scheduling of the spring walk through and a summer social gathering was talked about. It was noted that there wasn't much interest in a get together last year. The date for the walk through will be weather dependent. The main item to be reviewed on

the walk through is painting. Some paint on the top fascia boards is deteriorating but overall, the paint is holding up pretty well. Once painting is done, it will be scheduled every 5 years going forward.

- B. Locks for the gates were discussed. The pool cover has been broken again. This happens a couple of times a year and this time it's bad enough that the entire cover must be replaced. Mountain Managers has been looking into a lock system for the gates. Ideally, it would be some kind of keypad that only operates when the pool is open and will not work when the pool is closed. Many of these would require electricity to be run to the gates but research is still being done. It was noted that systems are available that are programmable and can keep track of who comes and goes to the area. For the time being, a bubble wrap cover has been ordered so there will be some heat retention for the pool. The pool will be closing in mid April until mid June which allows for time to determine what options will work best for keeping people out of the pool area after hours.
- C. There are quite a few burned out lights that need to be replaced. Mountain Managers will have all lights checked and will also reset the timers.
- D. Rich noted that all the smoke alarms in his unit went off at one time. It was discovered that the life expectancy of the smoke detectors is 11 years and it was necessary to replace all of them. Two buildings (C & D) are at the end of the 11 year life. Smoke alarms are all tied into the fire alarm system and it may be better to replace all of these at one time. Mountain Managers will see if there is some kind of package deal that can be obtained if all are done at the same time.
- E. Birds gathering are an issue and bird spikes may be needed over problem areas. This will be looked at in the spring.

9. **Schedule Next Board Meeting.** The next Board meeting will be held on Saturday, June 20, 2015 at the Back Country Brewery. It was decided to do the walk through on the same day. The walk through will be at 3:00 p.m. and the meeting at 4:00 p.m.

10. **Adjournment.** There being no further business, a motion was made and seconded to adjourn the meeting at 5:08 p.m.

Respectfully submitted:

Judy Freese, Recording Secretary (Minutes prepared from a tape recording of the meeting)

APPROVED:

Approved via e-mail

3/18/15

Rich Rutledge, President

Date