

**MARINA PARK
BOARD MEETING
JUNE 20, 2015**

MINUTES

1. **Call to Order.** The meeting was called to order at 4:28 p.m.
2. **Affirmation of Attendance and Quorum.**
 - A. Board members in attendance were Rich Rutledge and Andy Holley. A quorum was established.
 - B. Representing Mountain Managers were Phil Wells and Judy Freese.
3. **Owner Forum.** No other owners were in attendance.
4. **Approval of Minutes from the 2/28/15 Board Meeting.** A motion was made, seconded, and passed to approve the minutes as written.
5. **Repair and Maintenance Report.** There was one item over \$500 for the period of 02/15 through 05/15. A section of leaking sprinkler system pipe was replaced in Building B and the system re-filled with glycol antifreeze.

It was reiterated that smoke detectors have an expected life expectancy of about 10 years. If your alarms are nearing this age and they begin to “chirp” it may not be the battery – it may be a sign they are about to fail. Carbon monoxide detectors also have a life expectancy of about 10 years (this is an owner expense). Owners are reminded that carbon monoxide detectors are recommended for all units and are required for all rental units. Carbon Monoxide detectors should be placed within 15’ of every bedroom.

6. **Financials.**

April financials were reviewed. Total income was over the budgeted amount by \$8,265 due to prepayments and the collection of past due amounts. On the expense side, all categories were close to or under budget. Over all, the HOA was \$9,039 under budget on expenses through January and showed a positive net of \$17,304 year-to-date. There was one delinquency noted and the owner has been sent a notice of delinquency in accordance with the collection policy.

The balance in the checking account was \$22,254.09 and the money market account balance was \$77,532.68.

7. **Old Business.**

- A. A \$4,485.17 estimate was received for a new lock option for the pool gate. This seems to be a lot of money for something that will not totally solve the problem of unauthorized use. It is possible that people in the pool after hours are legitimate residents/renters who are simply ignoring the hours of operation and not unauthorized users who have jumped the fence. The pool is considered an “attractive nuisance” but this is mitigated by the steps taken (locked gate and signage). Getting the pool cover repaired and finding a better way to lock it may be a more feasible option. Scott Origer believes the cover can be repaired; Maximum Comfort says it needs to be replaced. Mountain Managers will contact another company and get a second opinion on repair of the cover. Installing motion sensors/lights for after hours was suggested but this may not be a very effective deterrent and the sensors can be set off by birds, bats,

critters, etc. Mountain Managers will talk to Allied Security and see if there's a viable system that would alert them if someone was in the pool after 10 p.m.

- B. Estimates were received from Stuhr & Associates for review/audit of Association accounts. This will be quite expensive. Since the HOA's budget and financials are fairly straight forward, it was decided to have 2 Board members review the accounts. By the luck of the draw, Bruce and Andy will be doing the first review of the HOA's accounts. The Board will be notified of a time frame when this can be done. Mountain Managers needs a little time to pull the records together.

8. **New Business.**

Rich and Phil conducted a walk through of the complex prior to the meeting. The following items were noted:

Roof heat cable: It's relatively new but there are sections that are not working. About ½ of D building seems to have failed, (part of 18 and 19 & 20)

Broken downspout between 13 and 14C garages

B12 (Lina Lesmes): the railing is pulling away from the wall and needs to be re-screwed.

Garbage door trim piece needs to be re-attached.

Contact Bill Efting, Town Manager, and see if the Town will empty the trash cans they put in the park area.

Spread ant killer around the perimeter of building A. There are ant hills at the east end of A5 and in front of A2

The black railing in front of building A is the only area that is rusting. The paint on the buildings is holding up very well and painting will be done again next summer. Owners have been alerted in previous meeting minutes that an assessment will be coming. A better idea of the amount will be known when next year's budget is prepared. Reserves are in better shape and if the operational budget surplus continues, the 2016 painting assessment may be less than the last one.

9. **Schedule Next Board Meeting.** The next Board meeting will be held on Saturday, September 26, 2015, 4:00 p.m. at the Back Country Brewery.

10. **Adjournment.** There being no further business, a motion was made and seconded to adjourn the meeting at 5:01 p.m.

Respectfully submitted:

Judy Freese, Recording Secretary

APPROVED:

Approved via e-mail

7/6/15

Rich Rutledge, President

Date