

**MARINA PARK
BOARD OF DIRECTORS MEETING
FEBRUARY 27, 2016**

MINUTES

1. **Call to Order.** The meeting was called to order at 4:02 p.m.
2. **Affirmation of Attendance and Quorum.** A quorum was established with two Board members in attendance - Rich Rutledge and Andy Holley. Representing Hammersmith Management were Brandon Logsdon, Jason Fredericks, and Judy Freese.
3. **Owner Forum/Guests.** Other owners in attendance were Bob Stanley (unit B6), Lina Lesmes (unit B12), and Scott Origer (unit C15)..
4. **Approval of 11/13/15 Board Meeting Minutes.** A motion was made, seconded, and passed to approve the minutes as written.
5. **Financials.** At the end of January total current assets for the Association totaled \$108,206.58. The operating checking account balance was \$21,110.31 and the reserve account balance was \$83,443.02. Total year-to-date income at the end of January was \$12,849 which was even with the budget. Total January expenses were \$19,885 which was favorable to budget by \$6,667. There were 5 owners listed as delinquent – only one over 60 days. Collection will be pursued in accordance with the collection policy.
6. At this time, items that were to be discussed with Jason Fredericks (Hammersmith Construction Services) were discussed in order to permit Jason to leave the meeting.
 - A. Paint proposals. The bid from Proff Paint was \$55,350 which was substantially lower than the bid received from Excel (\$72,975). Hammersmith partners with Excel and would act as project manager if Excel is selected. If Proff is selected, HMI would address any issues but would not oversee on a daily basis. It was noted that Proff painted the project before and did a good job. Mountain Managers has used both vendors in the past. Some difficulties with project completion in a timely manner were experienced with Proff and Mountain Managers has been using Excel more often. Excel is very good to work with and is extremely responsive. It was noted that the bids need to be clarified as to exactly what is included (all doors). Bids will be clarified so each covers the same items and information will be forwarded to the Board ASAP. As soon as the Board selects a contractor work will be scheduled. An early slot on the contractor's schedule is preferred. Once paint cost is finalized, the Board will determine possible assessment amounts.
 - B. Missing and burned out garage lights were discussed. The lights on A & B buildings are not the same as the ones on C & D. Bulbs can be changed in the fixtures for A & B but not for C & D. The Board approved replacement of the lights at D17 and D18 – these will then be the same as the fixtures on A & B.
 - C. The drainage issue around the dumpster enclosure has been an issue for years. Ice is a major problem and when the snow/ice melts, pooling water is also a big problem. It's been policy to try and keep a "trench" open down to the parking lot water has a place to drain and ice doesn't form.

- D. Damage to the front concrete apron from salt and ice melt was talked about. Snow removal was apparently not taken care of in a timely manner resulting in a build up of ice. A great deal of ice melt was then applied and the concrete is damaged. Management will look at this when weather permits.

6. **Unfinished Business.**

- A. Bird screens over vents have not been completed. Service Monkey screened dryer vents but did not do the other vents. This needs to be scheduled as soon as possible.
- B. The pool schedule for the remainder of the year was discussed. The pool will be closed on Monday 4/18/16 and remain closed until 6/15. It will be re-opened on 6/15 until 9/15 and then closed again until 11/15. Dates can be adjusted if needed.

7. **Schedule Next Board Meeting.** The next Board meeting will be on Saturday, July 23, 2016, 4:00 p.m. at Backcountry Brewery.

8. **Adjournment.** A motion was made and seconded to adjourn the meeting at 4:53 p.m.

Respectfully submitted: Judy Freese, Recording Secretary

APPROVAL:

Approved via email

3/9/16

Rich Rutledge, President

Date