

**THE MOORINGS OWNER'S ASSOCIATION  
ANNUAL HOMEOWNER MEETING  
July 2, 2018**

**I. CALL TO ORDER**

The meeting was called to order at 4:00 p.m. in the SRG office.

Owners present were:

Unit A - Pat and Don Angell  
Unit D – Mike and Kris Ford

Proxies received:

Unit B – Barbara Lee

Representing Summit Resort Group was Kevin Lovett.

**II. PROOF OF NOTICE**

Notice of the meeting was sent July 2, 2017.

**III. DETERMINATION OF QUORUM**

With all properties represented in person or by proxy, a quorum was confirmed.

**IV. APPROVE PREVIOUS MEETING MINUTES**

Kris made a motion to approve the minutes of the June 30, 2017 Annual Meeting as presented; Don seconded and the motion carried.

**V. TREASURER'S/FINANCIAL REPORT**

Association financials were reviewed as follows:

December 2017 (2017 fiscal year end) close financials report \$1,505 in the Operating Account.

The December 2017 Profit and Loss vs Budget reports \$27,022 of actual expenditures vs \$25,857 of budgeted expenditures.

May 2018 close financials report \$4,344 in the Operating Account.

The May 2018 Profit and Loss vs Budget reports \$10,332 of actual expenditures vs \$9,684 of budgeted expenditures.

Areas of major expense variance were reviewed and discussed.

The Capital Reserve Plan was reviewed and discussed. The projects planned for 2018 include asphalt seal coating and addressing the front patio bricks and tree roots.

*Asphalt*; upon discussion, the Owners approved proceeding with the crack sealing and seal coating of the asphalt parking lot.

*Bricks*; upon discussion, the Owners agreed to remove and reinstall the bricks on the front patio of Unit A. The area will be inspected for potentially damaging tree roots; if tree roots are determined to possibly be a danger to the building, a tree expert will be contacted for view and to prepare options to address. If no potentially damaging tree roots are found, the area will be properly compacted and bricks reinstalled. The other front brick patios will be addressed dependent upon what is found at unit A and cost cap (it was noted that \$2200 is roughly the cost cap for the front brick / tree project for 2018).

Special Assessment; The Owners discussed implementing a special assessment of the Owners of \$800 per unit. This amount will be due by September 1, 2018.

Roof replacement; Roof replacement is a large future capital expense. SRG will obtain an updated replacement cost estimate for planning purposes.

## **VI. MANAGING AGENT'S REPORT**

The following managing agent report items were discussed:

*Completed Items*; were reviewed to include:

- routine maintenance items
- preventative tree treatments and pruning
- flower bed cleanup, planting
- roof top sail boat ornament replaced
- gutter repair (leaking gutter) and gutter clean out (2017)
- entry sign painting
- plumbing backflow device testing, passed
- ongoing, pest control (voles)

*Pending Items*; were reviewed to include:

- gutter cleaning, 2018

## **VII. OLD BUSINESS**

There were no old business items to discuss.

## **VIII. NEW BUSINESS**

The following new business items were discussed:

-Tree prune; SRG will see that the tree branches on the Southeast corner of the building are trimmed as well as the branches at the back deck of unit A and on the side of the building.

-Fireplace vent; It was noted that the fireplace vent on the side of the building of unit C appears to have charred the side of the building. SRG will have this inspected.

-Rock bed clean out; SRG will see that weeds are cleaned out of the rock beds and that they are also "blown" out.

-Parking; The Owners discussed parking. It was noted that renters from unit B seem to have more than the allocated “2 cars per unit” (1 in the garage and 1 in the parking lot). SRG will inform all renters that they may not have more than 2 cars. The Owners also discussed the addition of a “no parking” sign to be placed on the southside of the landscape island in the center of the parking lot.

**IX. ELECTION OF DIRECTOR**

The Owners moved to re-appoint Don Angell and Mike and Kris Ford to the Board of Directors.

**X. SET NEXT MEETING DATE**

The next Annual Meeting will be held Tuesday July 2, 2019.

**XI. ADJOURNMENT**

With no further business, the meeting adjourned at 4:55 pm.

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
Board Member Signature