

**MARINA PARK HOA
BOARD OF DIRECTORS MEETING
March 21, 2018**

I. CALL TO ORDER

The meeting was called to order at 2:57 pm.

Board members in attendance were:

Rich Rutledge
Bob Stanley
Andy Holley (via telephone)

Representing Summit Resort Group were Deb Borel and site manager, Matt Vigil.

II. OWNERS FORUM

Notice of the meeting was posted on the website. Owner Sue Rutledge was present.

III. APPROVE PREVIOUS MEETING MINUTES

A motion was made and seconded to approve the minutes from the December 27, 2017 Board meetings. The 2017 Annual Meeting minutes were included in the meeting packet for the Board to review.

IV. FINANCIALS

Deb reported on the following:

A. Fiscal year-end close financials:

- a. As of December 31, 2017, the Association has \$57,452.90 in Operating and \$43,694.08 in Reserves.
- b. As of December 2017 close, the Association is \$14,117.21 under budget in Operating expenses.
- c. The Board discussed major areas of variance.

B. February 28, 2018 Close Financials:

- a. As of February 2018 close, the Association has \$57,255.01 in Operating and \$44,988.95 in Reserves.
- b. As of February 2018 close, the HOA was \$1,168.59 over budget in Operating expenses.
- c. It was noted that the balances do not reflect the \$30,000 transfer from Operating to Reserves.
- d. The Board discussed major areas of variance.
- e. To date, all Reserve contributions have been made
- f. To date, all Owners are current with dues

Frisco Police Chief, Tom Wickman and Lake Dillon Fire Department Chief, Jeff Berino, joined the meeting to discuss parking in the fire lane at Marina Park. Rich reported that there is one owner that is allowing guests to park in the fire lane. He stated that this has been a violation for several years. The board asked if parking violations at Marina Park is something that the town could enforce. Tom stated that there are only 5 violations that they police department can enforce

on private property. They are DUI, careless driving, recklessness, hit and run accidents and vehicular assaults. Jeff stated that this fire lane is very narrow, just inches wider than the minimum, so the entire area is precious to them. He thanked the board for being proactive on this matter. Rich asked if the parking area on the west side of the building were a fire lane, as there are no fire lane signs in that area. Jeff will determine if it is a fire lane and report to SRG. If it is, signs will be posted. SRG will provide Jeff the contact information of the owners whose tenants are in violation, and a letter will be sent from the fire department stating that they are in violation and they will be towed. Parking on 7th Street was briefly discussed. There is a meeting scheduled for Thursday, March 22, 2018 at noon to discuss parking in Frisco. The meeting will be held in Council Chambers.

- It was noted that owners are responsible for the actions of their tenants, any towing costs for illegal parking, and all fines associated with any violation
- SRG will place two fire lane towing signs, one by A1 and the other hanging from the chain on the west parking lot.

Owners/tenants/guests must use their garage/carport as their primary parking space(s). The exterior spaces on the west side are for overflow use only. If owners/tenants/guests occasionally need a temporary exterior space, the overflow spaces may be used for a period of time not to exceed 48 hours. Exterior spaces may not be used for permanent parking or storage of vehicles. No parking is permitted in front of garages.

Jeff and Tom dismissed themselves and the meeting continued.

V. MANAGING AGENTS REPORT

A. Complete Items

- a. Gutter above the deck of D20 was raised to reduce ice build up.
- b. The Town of Frisco reports that the police are responsible for towing vehicles that are being stored on 7th Street. SRG called the police to report that the van was parked in that area.
- c. Clocks on both sides have been repaired and are working properly at the time of the meeting.
- d. Dampers were placed on the fresh air intakes on the boiler to reduce the noise

B. Report Items

- a. There is a leak in the copper piping on the roof top under the clock tower. Western States has provided a quote to repair the leak at a cost of \$2,200. The Board agreed that this work will be done. There is also a leak from the fire sprinkler line in the ceiling of unit A4. Western States will be asked to repair this at the same time as the rooftop pipe.
- b. All Phase Plumbing price to repair the ice melt system was \$2,605. The sensor is not working and needs to be replaced to restore system to automation. The cost of the sensor is approximately \$1,600 plus labor. SRG will obtain an estimate for the labor and email the Board for approval.
- c. The Town of Frisco is against Marina Park owners parking on 7th Street.

VI. MOTIONS VIA EMAIL

- A. The following actions via email were approved by unanimous acclimation:

- a. 2/21/18 – Approval of SB100 Governance Policies
- b. 3/8/18 – Approval of \$30,000 transfer from Operating to Reserves

VII. OLD BUSINESS

- A. Carpet in B building – SRG will obtain a bid from Lowes for the carpet replacement and email it to the Board.

VIII. NEW BUSINESS

- A. Annual Disclosures
 - a. HB 1254 – Per Colorado Legislation, SRG presented the annual Management Fee Disclosure to the Board.
 - b. Conflict of Interest Policy - Per Colorado Legislation, SRG presented the Conflict of Interest Policy to the Board.
 - c. 2018 Disclosure - it was noted that the “Annual Disclosure” of all HOA documents is completed multiple times per year. This is accomplished by way of multiple mailers to all Owners throughout the year (to include within 90 days of the fiscal year), stating that all HOA documents can be found online at the HOA’s website.
- B. Parking – There was no further discussion on parking.
- C. Deck Staining and Maintenance Responsibility – this will be placed on the March 2019 Board meeting agenda.
- D. Tree Spraying – The Board agreed that the trees would be sprayed. Bob and Rich will assess the condition of the trees and recommend if any should be removed.
- E. 2017 Taxes – The Board approved the 2017 taxes as presented. Nothing is owed.
- F. The pool will close on April 22, 2018 and will re-open on June 11, 2018.
- G. Birds are nesting in the eaves on the buildings. SRG will obtain a bid to place ribbons where they are nesting, and email to the board for a vote.

IX. NEXT MEETING DATE

The next Board of Directors meeting will be held on July 5, 2018 at 3:00.

X. ADJOURNMENT

With no further business, at 4:05 pm, the meeting was adjourned with a motion and a second and all in favor.

Approved By: _____ Date: _____
Board Member Signature