

**MARINA PARK HOA
BOARD OF DIRECTORS MEETING
July 20, 2017**

I. CALL TO ORDER

The meeting was called to order at 4:00 pm.

Board members in attendance were:

Rich Rutledge
Bob Stanley
Andy Holley (via telephone)

Representing Summit Resort Group was Deb Borel, Kevin Lovett and site manager, Matt Vigil.

II. OWNERS FORUM

Notice of the meeting was posted on the website. No Owners, other than Board members, were present.

III. APPROVE PREVIOUS MEETING MINUTES

A motion was made and seconded to approve the minutes from the March 22, 2017 Board meeting.

IV. FINANCIALS

Deb reported on the following:

A. June 30, 2017 Close Financials:

- a. As of June 2017, the Association has \$71,296.81 in Operating and \$56,482.09 in Reserves. It was noted that this balance does not reflect the operating surplus transfer of \$29,503.69.
- b. As of June 2017 close, the HOA was \$5,740.51 under budget in Operating expenses.
- c. The Board discussed major areas of variance.
- d. To date, all Reserve contributions have been made
- e. To date, all Owners are current with dues

V. MANAGING AGENTS REPORT

A. Completed Items

- a. D20 hot tub cover was replaced due to damage from ice falling off the building.
- b. Email was sent to Owners regarding window treatments. Deadline of August 1, 2017 is in place, and SRG will inspect and write personal letters if they have not been changed. A courtesy call will be made to those not yet in compliance. The first written violation notice will be sent on August 1, giving owners 15 days for compliance. If owners are not in compliance by August 15, the violation fine schedule will begin.

- c. A new cover has been installed on the common area pool/hot tub. It was installed by The Hot Tub Company.
- d. Purchased sump pump to remove water from cover when closed.
- e. SRG replaced bulbs around complex as needed – Matt and Bob will look at some of the fixtures to assure that they are working properly.
- f. Stones that have fallen off the buildings have been replaced
- g. Mulch placed in all landscape beds
- h. Interior repairs from roof leaks are complete
- i. Clock on the east side of tower was repaired.
- j. Two lights located on the driveway exiting the complex have been replaced.
- k. Tree deep root feeding complete
- l. Fire sprinkler repairs complete
- m. Dryer vent and bathroom vent cages have been installed – This seems to have lessened the amount of birds on site.

B. Pending Items

- a. Meeting with the Brad Thompson from the Town of Frisco to discuss maintenance of the sidewalk in the winter is pending. I have a call into Brad as well as Jeff Goble, the Director of Public Works.

C. Report Items

- a. The hot tub leak is underground, so cannot be repaired without major demolition. The good news is that it is only losing 2 inches a day. This will be tabled until the leak worsens.
- b. Elevator Requirements – When Marina Park was developed, it was required to have a percentage of the units handicap accessible; that is why there is an elevator with access to three units. It must be maintained and inspected annually, and it must have a service agreement in place.

VI. MOTIONS VIA EMAIL

Andy made a motion to approve the following actions made via email:

- a. 4/5/17 – Approval of 2016 Tax Return
- b. 6/1/17 – Approval to have trees sprayed for insects

Bob seconded and the motion carried.

VII. OLD BUSINESS

- A. Carpet in B building – The board agreed that Mountain Pride would clean the carpet and tile in the B building common area by the elevator and up the stairs.

VIII. NEW BUSINESS

- A. Keyless Entry Request – The board reviewed a request from an owner for a keyless entry lock on their unit. They agreed that the approved lock would be like that of D16. This lock must match the finish of current locks and be keyed to the master. SRG will ask the owner of D16 for a key to his lock.
- B. Sand Filter Repair – The sand filter for the hot tub has a leak. The cost to replace the sand filter is approximately \$1,500. The Board approved this work.
- C. Window Washing – SRG will obtain a bid from Consider it Done Services and send it to the Board. Window washing will be done in August.
- D. Landscaping – the landscaping is preformed by the HOA.

- E. Ants and Bees – There are ants outside unit A5, and bees outside unit D16 – SRG will put granular poison to kill the ants and will purchase a bee trap for the bees.
- F. Annual Meeting Date – Wednesday, December 27, 2017 at 3:00 pm.

IX. NEXT MEETING DATE

The next Board of Directors meeting will be held in late October or early November. SRG will poll the Board in early October to set a date. Budget options will be discussed at this meeting.

X. ADJOURNMENT

With no further business, at 4:49 pm, the meeting was adjourned with a motion and a second and all in favor.

Approved By: _____
Board Member Signature

Date: _____