

**MARINA PARK HOA  
BOARD OF DIRECTORS MEETING  
July 5, 2018**

**I. CALL TO ORDER**

The meeting was called to order at 3:04 pm.

Board members in attendance were:

Rich Rutledge

Bob Stanley

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

**II. OWNERS FORUM**

Notice of the meeting was posted on the website. Owner Charles Burnidge was present. He asked the board if they would consider allowing him to add a casement window in his unit. The board asked him to send a formal request complete with drawings, and they would consider it.

**III. APPROVE PREVIOUS MEETING MINUTES**

A motion was made and seconded to approve the minutes from the March 21, 2018 Board meeting.

**IV. FINANCIALS**

Deb reported on the following:

**A. May 31, 2018 Close Financials:**

- a. As of May 2018 close, the Association has \$14,959.19 in Operating and \$76,742.00 in Reserves.
- b. As of May 2018 close, the HOA was \$5,098.11 over 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
- f. SRG will inquire of Alpine Bank the current CD rate.

**V. MANAGING AGENTS REPORT**

**A. Complete Items**

- a. Placed "no parking" signs by A1 and on the chain on the west lot
- b. Overnight parking on 7<sup>th</sup> Street is prohibited
- c. Leak in the copper piping on the rooftop under the clock tower has been repaired.
- d. Carpet in the B building has been replaced.

- e. Wall where owner caused damage has been repaired. Owner will reimburse the HOA for the repairs.
  - f. Trees have been treated for insects.
  - g. Drywall repairs are complete in units A4 and D18
  - h. Gutter above the deck of D20 was raised to reduce ice build up.
- B. Pending Items
- a. Clock repair in the tower is pending.
  - b. Determination of trees that will be removed is pending.
  - c. Light fixture replacement on the north side of the building is pending.
  - d. Fence railing is broken on the north side of the building. Matt will fix it.
  - e. There are ants around the complex. Matt will place granular.
  - f. The drip edge in some areas of the building needs to be repaired. SRG will determine the areas and have them repaired.
  - g. There are two leaking sprinkler heads – one in B9 and the other in the arch of the entry into the garage area. Both will be repaired.

## **VI. MOTIONS VIA EMAIL**

- A. The following actions via email were approved by unanimous acclimation:
- a. 03/25/18 – Insurance renewal with Farmers has been approved
  - b. 04/02/18 – Convex mirror was placed on a blind corner per board approval
  - c. 05/22/18 – Carpet replacement in B building was approved
  - d. 05/31/18 – Replacement of light in the back and also purchase a backup cover was approved.
  - e. 06/05/18 – Appointment of Scott Anderson to the board, replacing Andy Holley was approved
  - f. 06/21/18 – Wall damage repair in the B building was approved. The owner who caused the damage will reimburse the HOA for the repair cost.

## **VII. OLD BUSINESS**

- A. Deck Staining and Maintenance Responsibility – this will be placed on the March 2019 agenda for discussion
- B. Ice Melt System Sensor – The board reviewed two bids for this repair. This will be placed on the agenda for the next meeting.

## **VIII. NEW BUSINESS**

- A. Insurance – the board discussed the age of the buildings and the lifespan of expansion tanks and boilers. SRG will inquire of All Phase Plumbing the cost of bulk expansion tank replacement if several owners took advantage of replacement. Owners will be made aware of the pricing, and will be asked to have their expansion tank replaced. If they will not, they will be required to sign a waiver stating that they will not file an insurance company on the HOA insurance.
- B. Landscaping – SRG will obtain a bid from Elizabeth to spruce up the triangle area by the garages. Matt will trim the bushes that are hanging over the sidewalks.
- C. The board will review the window installation submission by D17 when received.

## **IX. NEXT MEETING DATE**

The next Board of Directors meeting will be held on September 13, 2018 at 3:00.

**X. ADJOURNMENT**

With no further business, at 3:53 pm, the meeting was adjourned with a motion and a second and all in favor.

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