

**MARINA PARK HOA
BOARD OF DIRECTORS MEETING
September 13, 2018**

I. CALL TO ORDER

The meeting was called to order at 2:55 pm.

Board members in attendance were:

Rich Rutledge
Scott Anderson

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. 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 July 5, 2018 Board meeting.

IV. FINANCIALS

Deb reported on the following:

A. July 31, 2018 Close Financials:

- a. As of July 2018 close, the Association has \$21,953.69 in Operating and \$79,775.60 in Reserves.
- b. As of July 2018 close, the P & L reports that the HOA was \$4,650.25 under budget in Operating expenses. It was noted that although it appears that the HOA is under budget, it is actually over budget. The reason for the skewed number is that money was received from the insurance company for the claim in B9, and the contractors have not been paid. This adjustment will be made in September.
- 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. Complete Items

- a. Clocks have been repaired in the clocks tower
- b. Light fixtures replacement on the north side of the building is complete
- c. Fence railing on the north side of the building has been repaired
- d. Ants around the building were treated – SRG will obtain a bid for monthly service next year

B. Pending Items

- a. Determination of trees that will be removed is pending
- b. Repair of the drip edge around the building is pending
- c. The repair of three leaking sprinkler heads is pending – two of them are under entrance as you go into the garage and one is in B9. All of the sprinklers will be inspected soon.
- d. Bid for landscaping will be obtained in the spring
- e. Submission for window installation is D17 is pending

C. Report Items

- a. Hot tub / Pool – the pool has been drained to have it inspected to confirm that the HOA is compliant with all regulations. It will be filled on open on November 19. The heat exchanger will also be repaired while the pool is empty.

VI. MOTIONS VIA EMAIL

- A. The following actions via email were approved by unanimous acclimation:
 - a. 07/09/18 – B9 Boiler replacement company was approved
 - b. 07/20/18 – Expansion tank mailer approved

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. Scott made a motion to hire Premier Plumbing and Heating to repair the ice melt system. Rich seconded, and the motion carried.
- C. Expansion Tank Update – This will be scheduled, and owners notified.
- D. There are currently no unit water shut off valves in the B building. An email will be sent to owners letting them know that if their unit does not have an individual shut off, they should consider installing one, in case water to their unit needs to be turned off. They will also be reminded that they should have their boiler inspected annually, and to replace their ice maker lines with braded hoses if they have not done so already.
- E. A3 windows are open – SRG will shut them.

VIII. NEW BUSINESS

- A. The lights on the north side of the building are not currently working. SRG will confirm that the timer is working properly. SRG will obtain a bid to add photo cell to the lights.
- B. SRG will prune the red bush in front of the B building.
- C. Scott's term ends in December 2018, but he has indicated his willingness to serve another term.
- D. The snow removal contractor, BobbyCat, has asked if he could have HOA permission to plug into the electric outlet on the outside light pole for a \$25 per month reduction in snow plowing costs. The Board agreed that BobbyCat could plug into electric for a savings of \$25 per month.

IX. NEXT MEETING DATE

The next Board of Directors meeting will be held in November 2018. The proposed budget will be discussed at this time. Date will be set in October.

X. ADJOURNMENT

With no further business, at 3:43 pm, the meeting was adjourned with a motion and a second and all in favor.

Approved By: _____ Date: _____
Board Member Signature