

**MARINA PARK HOA**  
**BOARD OF DIRECTORS MEETING**  
**March 16, 2023**

**I. CALL TO ORDER**

The meeting was called to order at 3:00 pm.

Board members in attendance via Zoom were:

Rich Rutledge

Dan Mudge

Representing Summit Resort Group were Deb Borel and Kevin Lovett.

**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 November 16, 2022 and December 21, 2022 Board meetings. The 2022 Annual Meeting minutes were included in the meeting packet for the Board to review. They will be approved at the 2023 Annual Meeting in December.

**IV. FINANCIALS**

Deb reported on the following:

A. Fiscal year-end close financials:

- a. As of December 31, 2022, the Association has \$15,207.16 in Operating and \$139,451.76 in Reserves.
- b. As of December 2022 close, the Association is \$9,947.25 over budget in Operating expenses.
- c. The Board discussed major areas of variance.
- d. There is no operating surplus for 2022.

B. January 31, 2023 Close Financials:

- a. As of January 2023, the Association has \$19,328.32 in Operating and \$142,750.49 in Reserves.
- b. As of January 2023 close, the HOA was \$1,091.44 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

C. Capital Plan Review

- Exterior Painting - \$100,000 allocated (this is low)
- Interior Hallways - \$2,500 allocated – this will be deferred until necessary
- Asphalt crack fill and re-stripe - \$1,728 allocated – this will be completed after the buildings have been painted.
- Plants and Trees - \$2,000 allocated (this should not be necessary this year)
- Irrigation / Time Clocks - \$1,000 allocated

**V. MANAGING AGENTS REPORT**

**A. Complete / Pending / Report Items**

- a. Gutter repairs over the commercial units are complete
- b. Drywall repairs in B7 are pending from previous fire sprinkler leak
- c. Icicle removal is complete
- d. Heat Tape replacement over B9 is pending
- e. There is a continued leak from the roof into unit B7. NW Roofing has temporarily repaired it and needs to water test it when weather permits.

**VI. MOTIONS VIA EMAIL**

Ratification of the following actions that have taken place via email since the last board meeting were approved by acclamation.

- i. 12/22/2023 – Post Meeting Mailer approved to send to Owners

**VII. OLD BUSINESS**

There was no Old Business to discuss

**VIII. NEW BUSINESS**

- A. Painting bids 2023 – The board discussed three bids for painting of the exterior buildings. Dan made a motion to hire Proff Paint to complete this project. Rich stated that it is approved by acclamation. Proff will be reminded to prep and stain/paint the tops of the windows seals. It was noted that the Proff bid includes all wood surfaces, including decks. Todd in A5 has volunteered to work as the project manager for this project.
- A. Special Assessment –The balance of the special assessment based on additional painting costs is \$80,000 and due on July 1, 2023.
- B. Insurance 2023-2024 – On April 1, 2023, insurance for the HOA renews. SRG has shopped the market and the Farmers policy continues to be the most cost effective while offering the best coverage. After discussion, the Board agreed by acclamation to renew with Farmers beginning April 1, 2023 keeping all the same coverages.
- C. 2023 Tree Spray – The board reviewed a bid from Ascent Tree Services. The bid was approved by acclamation.
- D. 2022 Taxes – nothing is owed – The board approved the 2022 tax returns and SRG will sign on behalf of the HOA.
- E. Heat Tape Bid –The heat tape between B8 and B9 will be replaced now, along with the heat tape above C16. Another bid for the remainder of the inoperative heat tape will be obtained for comparison. This project will be completed in the fall.
- F. Pool Cover – The bubble cover will be replaced as needed.
- G. Pool Hours of Operating – The pool will be lowered to 70 degrees beginning April 21, 2023 and raised to 80 degrees on May 26, 2023. On September 5, 2023 it will be lowered to 70 degrees and on November 20, will be increased to 104 degrees for the winter season.
- H. Parking in the west lot will be monitored for parking during snow removal.

**IX. NEXT MEETING DATE**

The next Board of Directors meeting will be held on July 13, 2023 at 3:00 pm.

**X. ADJOURNMENT**

With no further business, at 4:06 pm, the meeting was adjourned with a motion and a second and all in favor.

Approved By: \_\_\_\_\_

Board Member Signature

Date: \_\_\_\_\_