

**MARINA PARK HOA
BOARD OF DIRECTORS MEETING
March 23, 2026**

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 was Deb Borel.

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

The board approved the meeting minutes for the December 17, 2025 board meeting via email. This motion will be ratified under section V on the agenda. The annual meeting minutes were included in the meeting packet. They will be approved at the 2026 annual meeting.

IV. FINANCIALS

Deb reported on the following:

A. January 31, 2026 close financials:

- a. As of January 2026 close, the Association has \$42,115.05 in Operating and \$132,193.46 in Reserves.
- b. As of January 2026 close, the Association is \$4,077.37 under budget in Operating expenses.
- c. The Board discussed major areas of variance.
- d. Operating Surplus of \$6,022.16 will be transferred into Reserves.

V. MOTIONS VIA EMAIL

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

- A. 12/22/2025 – Approval to send Post Annual Meeting Mailer to Owners
- B. 12/22/2025 – Approval of minutes from 12/17/2025 board meeting
- C. 01/13/2026 – Approval to replace the heat tape on the D Building

VI. OLD BUSINESS

- A. Roof Replacement – The bid from Leo’s Roofing for the A building roof replacement this summer was approved by acclimation.
- B. Heat Tape Replacement – The bid from Leo’s Roofing for the A building heat tape replacement this summer was approved by acclimation.

VII. NEW BUSINESS

- A. Insurance Renewal – the Board discussed the insurance renewal proposal from Farmers, which included several options for renewal. The board agreed that they would increase the wind / hail deductible to 5% starting June 1, 2026. With the 2027 insurance renewal, the board will discuss increasing the building value to \$450/sf.
- B. Trees / Weeds – The board reviewed a proposal from Ascent Tree and Turf Services for tree spraying in 2026. If weed spraying is needed, the board will consider adding that to the scope of work.
- C. Policies – A legal opinion on the Insurance Deductible Policy will be sent to the board.
- D. Owner Drafty Entryway – Leo has been hired to investigate the drafty entry area on a unit. Based on what he finds, he may be asked evaluate all entryways in the complex.

VIII. NEXT MEETING DATE

The next Board of Directors meeting will be held on July 23, 2026 at 3:00 pm via Zoom.

IX. ADJOURNMENT

With no further business, at 3:32 pm, the meeting was adjourned with a motion and a second and all in favor.

Approved By: _____

Board Member Signature

Date: _____