

MARINA PARK HOA
BOARD OF DIRECTORS MEETING
April 23, 2024

I. CALL TO ORDER

The meeting was called to order at 3:09 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

A motion was made and seconded to approve the minutes from the January 31, 2024 board meeting and the April 16, 2024 Special Assessment Ratification Meeting.

IV. FINANCIALS

Deb reported on the following:

A. February 29, 2024 close financials:

- a. As of February 2024 close, the Association has \$25,841.24 in Operating and \$33,152.79 in Reserves. It was noted that of the operating balance, \$7,636.69 is prepaid dues)
- b. As of February 2024 close, the Association is \$5,109.53 under budget in Operating expenses.
- c. The Board discussed major areas of variance.

B. Capital Plan Review – The board did not review the capital plan.

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. 02/23/2024 – approval of updated capital plan and special assessment amount
- B. 02/28/2024 – approval of owner email regarding special assessment
- C. 03/01/2024 – approval to continue with Farmers for Insurance
- D. 03/01/2024 – approval for tree and weed spray 2024
- E. 04/04/2024 – approval to pay Leo for heat tape work completed in 2023
- F. 04/10/2024 – approval for A3 to install tinted windows

VI. OLD BUSINESS

A. Pigeons and Bird Repellant – Deb presented a solution to the board that will keep the birds from perching in the eaves at Marina Park. They are dispensers and cartridges that spray a scent that birds do not like, keeping them away from the buildings. It has

been used on other SRG HOA buildings with 100% success rate. The board agreed that this will be done at Marina Park. Leo will be hired to install the dispensers.

VII. NEW BUSINESS

A. Roof Replacement Estimate – the board discussed three B building roof replacement bids. Leo joined the meeting to answer board questions regarding his plan to replace the roof. After discussion, Dan made a motion to hire Leo’s Roofing to complete the replacement of the B building roof. Rich seconded, and the motion carried.

VIII. NEXT MEETING DATE

The next Board of Directors meeting will be held on July 24, 2024 at 3:00 pm.

IX. ADJOURNMENT

With no further business, at 3:45 pm, the meeting was adjourned with a motion and a second and all in favor.

Approved By: _____ Date: _____
Board Member Signature