

MARINA PARK HOA
BOARD OF DIRECTORS MEETING
July 10, 2025

I. CALL TO ORDER

The meeting was called to order at 2:58 pm.

Board members in attendance via Zoom were:

Rich Rutledge
Dan Mudge
Scott Anderson

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 February 27, 2025 board meeting via email. This motion will be ratified under section V on the agenda.

IV. FINANCIALS

Deb reported on the following:

A. May 31, 2025 close financials:

- a. As of May 2025 close, the Association has \$16,424,015 in Operating and \$120,951.18 in Reserves. It was noted that \$6,944.43 was prepaid dues.
- b. As of May 2025 close, the Association is \$3,084.46 under budget in Operating expenses.
- c. The Board discussed major areas of variance.

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. 03/06/2025 – Approval of Board Meeting Minutes from February 27, 2025
- B. 03/10/2025 – Approval to Replace Furnace in Clubhouse
- C. 03/11/2025 – Approval of insurance with Farmers with a \$25K deductible
- D. 03/11/2025 – Approval for tree and weed spraying 2025
- E. 03/12/2025 – Approval to hire Leo for C building roof replacement
- F. 03/12/2025 – Approval of 2024 Tax Returns
- G. 04/28/2025 – Approval to Replace Heat Tape on C Building
- H. 04/29/2025 – Approval to complete the Elevator Work

VI. OLD BUSINESS

- A. Caulking Buildings – after an inspection by a professional, it was determined that the buildings do not require any caulking. The board agreed that caulking of the buildings would be completed as needed.

- B. Snow Load on Decks – this will be tabled until it becomes an issue. Snow melt and ice build up will be monitored this winter.
- C. Deck Staining – This will take place the last week of July. Notice will be sent to owners when date is determined.

VII. NEW BUSINESS

- A. Common Grill – the current grill is not safe to use due to leaking gas fixtures. The grill is still in the pool area, but the gas tank is not on it. This grill will be removed and not replaced. A2 will be required to remove their grill from the garage.
- B. Comcast Renewal – the board reviewed a bid to renewal cable and Internet, keeping the price flat until January 2027. The board agreed that the contract is approved.

VIII. NEXT MEETING DATE

The next Board of Directors meeting will be held October 23, 2025 on at 3:00 pm via Zoom.

IX. ADJOURNMENT

With no further business, at 4:31 pm, the meeting was adjourned with a motion and a second and all in favor.

Approved By: _____
Board Member Signature

Date: _____