

MARINA PARK HOA
BOARD OF DIRECTORS MEETING
July 13, 2023

I. CALL TO ORDER

The meeting was called to order at 3:01 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. Owner Sue Rutledge was present.

III. APPROVE PREVIOUS MEETING MINUTES

A motion was made and seconded to approve the minutes from the March 16, 2023 Board meeting.

IV. FINANCIALS

Deb reported on the following:

A. May 31, 2023 Close Financials:

- a. As of May 2023, the Association has \$12,896.23 in Operating and \$85,016.09 in Reserves.
- b. It was noted that the Reserves balance as of June 2023 close is \$138,072.09. The second painting draw was sent in June.
- c. As of May 2023 close, the HOA was \$2,345.12 under budget in Operating expenses.
- d. Interest and late fees will be added to the person who has not paid their special assessment starting August 1.
- e. The Board discussed major areas of variance
- f. To date, all Owners are current with dues

V. MANAGING AGENTS REPORT

A. Complete / Pending / Report Items

- a. Drywall repairs in B7 are complete
- b. Pool cover was damaged and a new one was ordered
- c. Pool temperature is set to 80 degrees
- d. All but one owner has paid their special assessment. We are working to get the last owner to pay.
- e. The owner of A5 turned off the irrigation on June 14 due to a small leak in his boiler room. He has not been available for the plumber to come in and make the repairs. We have given the plumber his phone number so he can reach out directly to schedule. No progress has been made. We are hand-watering that area. Invoice will not be paid by the HOA unless plumber says it was an HOA issue.

VI. MOTIONS VIA EMAIL

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

- i. 05/05/2023 – Approval of crack and joint fill
- ii. 05/11/2023 – Denial of request to keep elephant in the common area
- iii. 06/15/2023 – Approval to replace hot tub room pump

VII. OLD BUSINESS

- A. Heat Tape – SRG will hire an electrician to determine how to obtain additional electricity. Ivo will be asked to provide another opinion.
- B. Painting Progress – SRG and the board will complete a final walk through before final payment is made. Pidgeon spikes need to be re-installed on the west side beam on unit B7 and B8.

VIII. NEW BUSINESS

- A. It was noted that exterior lights are on a photocell. Steve will test D building photocell and replace if it is not working.
- B. There is flagstone that needs to be re-attached at the corner of unit B8.
- C. There are some dead/dying trees on the north side of the A building and others that look sick on the north side of the D building. Rich and Deb will meet to determine what should be removed.
- D. Painting – Deb will ask Tomas if plastic and metal can be painted. If so, the exhaust trim and exhaust pipes will be painted.

IX. NEXT MEETING DATE

The next Board of Directors meeting will be held on Tuesday, October 10, 2023 at 3:00 pm.

X. ADJOURNMENT

With no further business, at 3:38 pm, the meeting was adjourned with a motion and a second and all in favor.

Approved By: _____

Board Member Signature

Date: _____