

**MARINA PARK HOA
BOARD OF DIRECTORS MEETING
October 10, 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 was Deb Borel.

II. OWNERS FORUM

Notice of the meeting was posted on the website. Owner Sue Rutledge was present.

III. APPROVE PREVIOUS MEETING MINUTES

The meeting minutes from the July 13, 2023 board meeting were approved via email. This action will be ratified in section VI of the minutes.

IV. FINANCIALS

Deb reported on the following:

A. August 31, 2023 Close Financials:

- a. As of August 2023, the Association has \$25,589.91 in Operating and \$49,994.17 in Reserves.
- b. It was noted that the Operating balance includes \$3,916 of prepaid dues.
- c. As of August 2023 close, the HOA was \$4,016.35 under budget in Operating expenses.
- d. The Board discussed major areas of variance
- e. To date, all Owners are current with dues

B. 2024 Operating Budget – The board approved the budget for presentation to owners with some corrections to the comments column. Deb will send the annual meeting notice to the board for approval via email.

V. MANAGING AGENTS REPORT

A. Complete / Pending / Report Items

- a. Drywall repairs in B7 are complete.
- b. A new pool cover was installed.
- c. Pool temperature is set to 70 degrees.
- d. The exterior lights on the D building were checked and the timer was adjusted.
- e. Dead trees were removed from the north end of the A building.
- f. Bird spikes were placed and others have come in to place by A1 and A3.
- g. Painting is complete and some touch ups are taking place as needed.

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. 07/28/2023 – Approval of minutes from the July 13, 2023 board meeting
- ii. 09/06/2023 – Approval to install bird spikes

iii. 09/06/2023 – Approval to replace A4 entry door

iv. 06/15/2023 – Snow removal contract approved for 2023-24

VII. OLD BUSINESS

- A. Heat Tape – A third bid will be obtained once property electric is installed.
- B. Electrician – for additional heat tape to be added on building B, and for the current heat tape to work properly, a new electric panel needs to be installed. SRG will meet with an electrician on Friday to determine what is needed as well as cost. Deb will keep the board updated.
- C. Pigeons and Bird Spikes – The board reviewed a bid to install bird spikes on all the upper beams on all buildings. The bid includes labor and a boom lift. The spikes would be ordered from Amazon. Price is \$100 for 100 feet. After the meeting takes place on Friday with the electrician, the board will discuss approval of this bid and the electrical bid. Leo will be asked to break down his costs.

VIII. NEW BUSINESS

- A. C14 Remodel – The board reviewed a request from the owner of C14 for a kitchen remodel, which would require penetration to the outside of the building. The board said the vents needed to match what other vents are on the exterior of the building. The owner will be responsible for getting the vents and any exterior work painted. Sue expressed noise concerns.
- B. The board reviewed the proposed 2024 property management agreement. The board approved the management agreement as presented.
- C. Window cleaning will take place in June 2024.

IX. NEXT MEETING DATE

The next Board of Directors meeting will be held on Tuesday, December 20, 2023 following the annual meeting to elect officers. If a meeting is needed prior to the annual meeting, one will be scheduled.

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: _____