

**MARINA PARK HOA  
BOARD OF DIRECTORS MEETING  
November 16, 2021**

**I. CALL TO ORDER**

The meeting was called to order at 3:02 pm.

Board members in attendance via Zoom were:

Rich Rutledge  
Dan Mudge  
Scott Anderson

Representing Summit Resort Group were Deb Borel and Kevin Lovett. A quorum was present.

**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 to approve the minutes from the September 13, 2021 Board meeting was made, seconded and carried.

**IV. FINANCIALS**

Deb reported on the following:

A. September 30, 2021 Close Financials:

- a. As of September 2021, the Association has \$37,050.67 in Operating and \$85,373.73 in Reserves.
- b. As of September 2021 close, the HOA was \$11,019.51 under budget in Operating expenses.
- c. The Board discussed major areas of variance.
- d. To date, all Reserve contributions have been made.
- e. To date, all Owners are current with dues.

B. 2022 Proposed Budget – The board reviewed the 2022 proposed budget. The budget shows a deficit at year end but will be offset by an operating surplus at 2021 year end. Rich made a motion to approve the proposed 2022 budget for presentation to owners. Dan seconded, and the motion carried.

C. There will be a special assessment in 2022 for the cost to paint the buildings. Deb and Scott will walk around the buildings on Thursday to determine if the painting can be delayed until 2023.

D. Deb will create three spreadsheets to determine the cost of special assessment amounts for the painting. The assessment amount will be based on a total cost of \$140,000. The first assessment amount will be based on \$0 coming from reserves, the second with \$20K from reserves and \$40K from reserves.

E. Deb will update the capital plan. The board will consider having a special assessment over several years for the roof and for future painting.

**V. MANAGING AGENTS REPORT**

A. Completed Items

- a. Touch up painting is complete

- b. Pool cover was purchased – cover will be left on the tub. A sign will be placed asking that the cover be replaced after use. The sign will also state that the hours are 10 am to 10 pm.
- c. Inspection of garage drains in B building is complete
- d. Gutter has been relocated on the C building
- e. Reclassifications have been made from Operating to Reserves
- B. Pending Items
  - a. Lights for back drive have been ordered
- C. Report Items
  - a. Window cleaning has been delayed until next year due to construction.

#### **VI. MOTIONS VIA EMAIL**

- There have been no actions via email since the last meeting.

#### **VII. OLD BUSINESS**

- A. Paint 2022 – seals above windows may need to be sealed. Scott and Deb will walk around to see if painting could be delayed until 2023.

#### **VIII. NEW BUSINESS**

- A. Engineering Report
  - a. This is the only unit in the building that is having cracking issues.
  - b. The board discussed the report. Deb and Scott will look at the unit on Thursday.
  - c. This is the only unit in the building with a hot tub on the deck. The hot tub is not centered on the deck.
  - d. The board will consider a second opinion after Deb and Scott look at the unit.
- B. Pigeon Update – If a cage is ever needed again, it will be placed over an unoccupied unit.
  - a. The cage will be removed for the winter
  - b. \$1,000 invoice for removal of 26 pigeons to be paid from operating
  - c. Future mitigation discussion will be tabled until spring
  - d. There are two more birds on site. They will be left or dealt with by an owner and not trapped in the cage.
- C. Comcast has offered to upgrade the Internet to 300 up / 10 down for the current price with no increase in 2022. Rich made a motion to approve the proposal from Comcast. Dan seconded, and the motion carried.
- D. Elevator – Schindler Elevator has proposed to offer cellular service with monitoring to the HOA and waive the \$1,500 software fee with a 5-year service agreement extension. The monthly cost is \$35 as opposed to the \$61 the HOA is currently paying with Century Link. Rich made a motion to approve the proposal as presented. Dan seconded, and the motion carried.
- E. Annual Meeting Notice – The board reviewed the annual meeting notice. The cover letter will be revised and sent to the board for final approval.

#### **IX. NEXT MEETING DATE**

The next Board of Directors meeting will be held on Tuesday, December 21, 2021 following the annual meeting to elect officers.

**X. ADJOURNMENT**

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

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
Board Member Signature