

**MARINA PARK HOA
BOARD OF DIRECTORS MEETING
November 16, 2022**

I. CALL TO ORDER

The meeting was called to order at 3:03 pm.

Board members in attendance via Zoom were:

Rich Rutledge
Dan Mudge

Representing Summit Resort Group were Kevin Lovett and 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 July 13, 2022 board meeting as presented.

IV. FINANCIALS

Deb reported on the following:

A. September 30, 2022 Close Financials:

- a. As of September 2022, the Association has \$24,649.60 in Operating and \$137,488.11 in Reserves.
- b. As of September 2022 close, the HOA was \$6,106.48 over 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. Capital Plan Review – the board reviewed the expenses for 2023

C. 2023 Operating Budget Review – The board approved the 2023 budget as presented. It will be included in the annual meeting packet, which will be sent to owners on November 21. Rich will explain to owners at the annual meeting the reasons for the increase.

V. MANAGING AGENTS REPORT

A. Complete / Pending / Report Items

- a. Gutter repairs over the commercial units are complete
- b. Policies drafted by Altitude Community Law
- c. Snow removal contract in place / snow stakes placed
- d. Reclassed reserve expenses as requested by the board
- e. Drywall repairs in B7 and A5 are complete
- f. Window cleaning is complete

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. 08/03/2022 – Approval of the policies as written. They will be approved for the minutes at the next meeting and Rich will sign
- ii. 10/04/2022 – Approval for BobbyCat to perform snow removal services for the 2022-23 snowplow season.

VII. OLD BUSINESS

VIII. NEW BUSINESS

- A. Policies Approval and Signatures – The board reviewed the policies and approved them as presented. Rich will sign and send them to Deb.
- B. Annual Meeting Notice Review and Approval – Rich nominated Scott for another term on the board. The board approved the annual meeting notice as presented.

IX. NEXT MEETING DATE

The next Board of Directors meeting will be held on December 21, 2022 following the annual meeting to elect officers.

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: _____