

**MARINA PARK HOA
BOARD OF DIRECTORS MEETING
December 23, 2019**

I. CALL TO ORDER

The meeting was called to order at 1:33 pm.

Board members in attendance were:

Rich Rutledge
Bob Stanley (via telephone)

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

A motion was made and seconded to approve the minutes from the September 5, 2019 Board meeting.

IV. FINANCIALS

Deb reported on the following:

A. July 31, 2019 Close Financials:

- a. As of November 30, 2019, the Association has \$37,518.93 in Operating and \$92,348.24 in Reserves.
- b. As of November 2019 close, the Association is \$7,936.28 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.
- f. Any operating surplus will be transferred to reserves at year end.

V. MANAGING AGENTS REPORT

A. Completed Items

- a. New shed was stained to insure warranty
- b. Plaster repairs in the pool/hot tub is complete
- c. Installation of gutter, downspouts and heat tape is complete
- d. Down spout replacement in two areas is complete
- e. Joint sealing by JetBlack is complete
- f. Door for fire sprinkler room in the A building has been replaced and will be painted as weather allows
- g. New signs were placed to replace faded ones
- h. Fire alarm and sprinkler testing is complete
- i. Roof leak above A2 was repaired
- j. The Pool/Hot tub cover broke and has been repaired
- k. Backflow testing is complete

B. Pending Items

- a. Bid for appraisal for insurance purposes is pending. This will be done closer to insurance renewal.

- b. Interior drywall repairs from leaky sprinkler head in B9 is pending.
- c. Repairs of 6 leaking sprinkler heads is pending

C. Report Items

- a. In the spring, SRG will meet with a mason on site to advise an inexpensive solution for the cracking between the paving stones.

VI. MOTIONS VIA EMAIL

Rich made a motion to approve the following actions that have been made via email since the last meeting.

- A. 9/30/19 – Alpine Spa approved to resurface the pool/hot tub
- B. 10/1/19 – Snowplow bid approved
- C. 10/25/19 – Approval of Annual Meeting Notice and budget

Bob seconded, and the motion carried.

VII. OLD BUSINESS

- A. The irrigation at A4/A5 will be re-routed in January 2020.

VIII. NEW BUSINESS

- A. Annual Meeting Packet Review – Deb will run the meeting
- B. Dryer Vent Cleaning – SRG will obtain a bid for dryer vent cleaning and this will be placed on the agenda for the next meeting.
- C. SRG will obtain a bid for fireplace inspection and cleaning and this will be discussed at the next board meeting.

IX. NEXT MEETING DATE

The next Board of Directors meeting will be held on March 2, 2020 at 3:00 pm.

X. ADJOURNMENT

With no further business, at 1:47 pm, the meeting was adjourned with a motion and a second and all in favor.

Approved By: _____

Board Member Signature

Date: _____