

**MARINA PARK
ANNUAL HOA MEETING
December 21, 2021**

I. CALL TO ORDER

The meeting was called to order at 3:04 pm.

Board members in attendance via Zoom were:

Rich Rutledge (D20)
Dan Mudge (B9)
Scott Anderson (A4)

Owners in attendance via Zoom were:

Lina Lesmes (B12)
John Wilson (B10)
Scott Origer (C15)

Representing Summit Resort Group were Deb Borel and Kevin Lovett.

II. INTRODUCTIONS / QUORUM

Owners and Management introduced themselves. Notice of the meeting was posted on the website. With 6 Owners represented in person and 2 by proxy, a quorum was reached.

III. APPROVE PREVIOUS ANNUAL MEETING MINUTES

The Owners present reviewed the minutes from the 2020 Annual Meeting. Scott Origer made a motion to approve the minutes as presented. John Wilson seconded, and the motion carried.

IV. PRESIDENTS REPORT

Rich Rutledge reported on the following:

- This has been another strange year.
- Projects have been completed are as follows:
 - Laid concrete with heating tubes in front of the mechanical room.
 - We will be replacing the light fixtures on north driveway with ones that hopefully will not be hit by trucks as they exit the building.
 - Leaking fire sprinkler heads in units were repaired along with necessary drywall repairs.
 - There were cracks that appeared in one of the B building units, so a structural engineer was hired to determine the cause. The HOA repaired the cracks and will monitor to see if they reappear. If they do, the HOA will determine what the next steps should be to permanently repair the problem.

- In previous years, capital expenses have been paid from the operating account. This year, however, they were expensed from Reserves. If, in the future, capital expenses are paid from Reserves, this will be noted in the annual meeting packet, so owners will be aware of the costs.
- There will be no dues increase in 2022.
- There will be a special assessment for painting. Half will be due in 2022 and the balance in 2023.
- Interior repairs from roof leaks were repaired in a unit.
- Black railings and door staining will be done in 2022 and the remainder of the painting in 2023. Building touch up painting will also be completed in 2022 where needed.
- Probable dues increase will take place in 2023.
- Roof will be replaced in 3-5 years.
- Deb is updating the capital plan to reflect accurate costs.
- There have been no unit sales since the last meeting.

V. FINANCIALS

Deb reported on the following:

A. Year to date financials

- a. As of October 31, 2021, the Association has \$39,299.66 in Operating and \$86,017.90 in Reserves.
- b. As of October 2021 close, the Association is \$11,341.44 under budget in Operating expenses.
- c. The Board and Owners discussed major areas of variance.

B. 2022 Proposed Budget

- a. Revenues – no increase to dues is proposed
- b. Line-item changes have been made to the budget, but no dues increase is proposed. The Operating Surplus will remain in Operating for 2022 and not transferred into Reserves as is custom. This will allow the HOA to not incur a dues increase.
- c. After review of the budget and expense changes, Scott Origer made a motion to approve the 2022 budget as presented. Rich Rutledge seconded, and the motion carried.

VI. OWNER EDUCATION

Deb Borel included information regarding what type of items cannot be disposed of in garbage disposals and toilets. She requested that owners notify management of leaks immediately.

VII. DISCUSSION ITEMS

- A. Scott Origer stated that there are many areas on the west side that require paint touch up. Deb Borel stated that those areas would be addressed in the spring/summer of 2022.
- B. A tree was removed by unit B10 and the area needs to be groomed. Since the tree was not on HOA property, Marina Park may not improve the area.

- C. Lina provided updates as follows:
- a. Summit County is looking for all towns to pass the “pay as you throw” program, requiring everyone to recycle and pay for it.
 - b. Colorado Workforce is working with Summit County to transform the workforce building into housing for locals.
 - c. Smoke detectors have a 10-year lifespan. The fire department will change smoke detectors or/and batteries on high ceilings at no cost to owners.

VIII. ELECTION OF OFFICERS

- A. The terms of Rich Rutledge and Dan Mudge have expired. They have indicated their willingness to serve another term. John Wilson nominated Rich and Dan. There were no other nominations from the floor. Rich and Dan were elected by acclamation.

IX. NEXT MEETING DATE

The next Marina Park Annual HOA meeting will be held on December 21, 2022 at 3:00 pm via Zoom.

X. ADJOURNMENT

With no further business, at 3:42 pm, a motion was made and seconded to adjourn the meeting.

Approved by: _____ Date: _____
Board Member Signature