

**MARINA PARK
ANNUAL HOA MEETING
December 21, 2022**

I. CALL TO ORDER

The meeting was called to order at 3:03 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 4 by proxy, a quorum was reached.

III. APPROVE PREVIOUS ANNUAL MEETING MINUTES

The Owners present reviewed the minutes from the 2021 Annual Meeting. Dan Mudge made a motion to approve the minutes as presented. Scott Anderson seconded, and the motion carried.

IV. PRESIDENTS REPORT

Rich Rutledge reported on the following:

- This has been a good year.
- Projects have been completed are as follows:
 - Replaced the driveway lights in the back of the buildings
 - Fighting inflation has been a challenge with increased labor, management and material costs.
 - There will be a dues increase in 2023. The increase will fund Operating and Reserve accounts.
 - The balance of the special assessment for painting will be due this spring. The amount will be sent to the owners when determined.

V. FINANCIALS

Deb reported on the following:

A. Year to date financials

- a. As of October 31, 2022, the Association has \$16,839.03 in Operating and \$138,111.95 in Reserves.
- b. As of October 2022 close, the Association is \$5,963.77 over budget in Operating expenses.
- c. The Board and Owners discussed major areas of variance. Natural gas prices have increased substantially. Gas is used to heat the pool/hot tub and for the ice melt system.
- d. Lina asked if the HOA would consider conducting an owner survey on whether the hot tub/pool should remain in place. This will be discussed at the March board meeting.

B. 2023 Proposed Budget

- a. Revenues – There is a dues increase for 2023
- b. After reviewing the budget and expense changes, Scott Origer made a motion to approve the 2023 budget as presented. Scott Anderson 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. She also encourages all owners to obtain an HO6 policy for their units.

VII. DISCUSSION ITEMS

There were no discussion items.

VIII. ELECTION OF OFFICERS

- A. The term of Scott Anderson has expired. He has indicated his willingness to serve another term. Scott Origer nominated Scott Anderson. There were no other nominations from the floor. Scott Anderson was elected by acclamation.

IX. NEXT MEETING DATE

The next Marina Park Annual HOA meeting will be held on December 20, 2023 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