

**MARINA PARK
ANNUAL HOA MEETING
December 17, 2025**

I. CALL TO ORDER

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

Board members in attendance via Zoom were:

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

Owners in attendance via Zoom were:

Jack Joyce (A2)
Bill and Jean Romeo (A3)
Julie Baird (A5)
Jeff Schwartz (B6)
John Wilson (B10)
Lina Lesmes (B12)
Linda Durak (C14)
Scott Origer (C15)

Representing Summit Resort Group was Deb Borel.

II. INTRODUCTIONS / QUORUM

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

III. APPROVE PREVIOUS ANNUAL MEETING MINUTES

The Owners reviewed the minutes from the 2024 Annual Meeting. Dan Mudge made a motion to approve the minutes as presented. Scott Origer seconded, and the motion carried.

IV. PRESIDENTS REPORT

Rich Rutledge reported on the following:

- Insurance costs continue to increase. Deb will discuss this further under Owner Education
- Dryer vent cleaning is complete
- Heat tape repairs take place when needed
- Furnace replacement in the work out room
- The C Building roof was replaced this summer – The A building roof replacement is slotted for next summer
- Elevator modifications that are required by the state are complete

- Deb reported that the new site manager is Justin Jarman. She also reported that the B building common area and elevator have been cleaned. This will be cleaned weekly. Owners in that building are asked to report to SRG if the area is dirty.

V. FINANCIALS

Deb reported on the following:

A. Year to date financials

- a. As of October 31, 2025, the Association has \$26,641.35 in Operating and \$128,557.55 in Reserves.
- b. As of October 2025 close, the Association is \$1,339.95 under budget in Operating expenses.

B. 2026 Proposed Budget

- a. Revenues – There is a dues increase for 2026.
- b. Since the 2026 Budget was not rejected by at least 51% of the membership, it was deemed ratified.
- c. Owners were told that the Board may vote to transfer the Operating Surplus for 2025 into Reserves.

VI. OWNER EDUCATION

Deb Borel provided information in the meeting packet regarding Owner insurance and the necessity of it. The Marina Park deductible is \$25,000. She encouraged Owners to meet with their insurance provider to confirm they are sufficiently insured.

VII. DISCUSSION ITEMS

- A. Glass and plastic bags may not be placed in single stream recycle totes.
- B. Trash cans in the park are not maintained by the HOA.
- C. John Wilson asked about the Bobcat parked in the side parking lot. Deb Borel explained that the HOA receives a discount on snow removal for the bobcat parking.
- D. Jeff Schwartz reported some dead trees in the common area – In the spring, the board will have a walk around to determine landscaping needs.
- E. John Wilson reported that his wife sent an email with a bid for replacement cost for the carpet in the B building. Deb did not receive that, so it will be sent to the correct email address. This will be on the agenda at the next board meeting.

VIII. ELECTION OF OFFICERS

- A. The terms of Rich Rutledge and Dan Mudge have expired. They have both indicated their willingness to serve another term. John Wilsonn nominated Rich and Dan. Bill Romeo seconded. There were no other nominations, so Rich and Dan were elected by acclamation.

IX. NEXT MEETING DATE

The next Marina Park Annual HOA meeting will be held on December 9, 2026 at 3:00 pm via Zoom.

X. ADJOURNMENT

With no further business, at 3:35 pm, a motion was made and seconded to adjourn the meeting.

Approved by: _____ Date: _____
Board Member Signature