

MARINA PARK HOA
BOARD OF DIRECTORS MEETING
July 7, 2021

I. CALL TO ORDER

The meeting was called to order at 2:59 pm.

Board members in attendance via Zoom were:

Rich Rutledge
Dan Mudge
Scott Anderson

Representing Summit Resort Group were Deb Borel and Kevin Lovett.

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 to approve the minutes from the March 24, 2021 Board meeting took place via email. This action via email will be ratified under Section VI of this agenda.

IV. FINANCIALS

Deb reported on the following:

A. May 28, 2021 Close Financials:

- a. As of May 2021, the Association has \$15,253.93 in Operating and \$105,692.57 in Reserves.
- b. As of May 2021 close, the HOA was \$3,321.78 over budget in Operating expenses. It was noted that the main reason for this overage is the cost of the ice melt system repair and concrete that was added in front of the mechanical, as well as backflow repair work. These Reserve costs were expensed from Operating. The board discussed re-classing the expenses to Reserves and agreed that the expenses would remain in the operating account until closer to the end of the fiscal year, when they will make their final decision.
- 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.

V. MANAGING AGENTS REPORT

A. Complete Items

- a. Fire extinguishers have been inspected
- b. Ace Sewer and Drain has replaced the sump pump in the A4 garage
- c. Heat tape breaker has been repaired
- d. Installed some bird spikes. More need to be installed on the B building
- e. Front lights have been repaired

B. Pending Items

- a. Touch up painting will take place this summer as needed
 - i. Areas that will be completed this summer are the three beams above the grill area and the entrance into the basin. The Marina Park sign

and address will also be repainted. Bids for painting will be obtained this year for 2022 staining of all buildings.

b. Roof inspection is pending

C. Report Items

a. Window cleaning will take place in July. Owners will be notified of date and will be asked to contact Consider it Done directly if they want the interior of their windows cleaned as well.

VI. MOTIONS VIA EMAIL

Ratification of the following actions that have taken place via email since the last board meeting were approved by acclimation.

- 3/29/21- 2021 Tax Returns approved
- 3/30/21 – Approval of meeting minutes from 3/24/21 board meeting
- 5/10/21 – Approval to open common areas

VII. OLD BUSINESS

There was no Old Business to discuss.

VIII. NEW BUSINESS

- A. Touch up Painting Areas – this was discussed under Pending Items in the Managing Agent's Report
- B. Light in Back Driveway – Deb will meet with electrician to see if the angle of the light could be modified so that the fixture would sit higher.
- C. Hot Tub/Pool Hours – Rich suggested closing the pool/hot tub seasonally like has previously been done. The pool will close on September 20 through November 22 and will remain open until April 18, 2022, when not as many owners are in town. It will open again the beginning of June for the summer. Deb recommended installing locks that are set to open at 10 am and close at 8:00 pm. The board agreed that this would be done.
- D. Hot Tub/Pool Cover Options – Deb will talk to Auto Pool Reel to discuss hot tub cover options. They will also be asked how the cover stands up in wind.
- E. Diseased trees – There are 57 diseased trees on the property. A bid for \$800 has been obtained from Ascent Tree Services. The board agreed that the trees would be sprayed for these insects.
- F. Brown mulch will be added to the beds by A4 and A5.
- G. Ace Sewer and Drain will be called to inspect the garage drains in the B building.

IX. NEXT MEETING DATE

The next Board of Directors meeting will be held on Wednesday, September 8, 2021 at 3:00 pm. The budget and annual meeting notice will be included in packet for approval.

X. ADJOURNMENT

With no further business, at 3:56 pm, the meeting was adjourned with a motion and a second and all in favor.

Marina Park Homeowners Association

Board of Directors Meeting

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Approved By: _____

Board Member Signature

Date: _____