

MARINA PARK HOA
BOARD OF DIRECTORS MEETING
July 9, 2020

I. CALL TO ORDER

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

Board members in attendance via Zoom were:

Rich Rutledge

Bob Stanley – via telephone

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 was made and seconded to approve the minutes from the March 2, 2020 Board meeting.

IV. FINANCIALS

Deb reported on the following:

A. May 31, 2020 Close Financials:

- a. As of May 2020, the Association has \$25,222.63 in Operating and \$96,266.79 in Reserves.
- b. As of May 2020 close, the HOA was \$3,002.10 over budget in Operating expenses. It was noted that there have been no expenses paid from Reserves.
- 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. Painting of sprinkler door on A building is complete
- b. All fire sprinkler head leaks have been repaired
- c. Insurance has been increased to replacement cost
- d. Smoke detector in mechanical room was replaced
- e. Ice melt system was repaired
- f. Two pumps in the mechanical room were replaced
- g. Fire extinguisher inspections are complete
- h. An in-line fitting for hot tub components in the mechanical room was repaired

B. Pending Items

- a. Irrigation move by A4 and A5 is pending (will take place prior to starting irrigation) SRG will find another contractor if George from Premier is not able to complete the work.
- b. Interior drywall repairs from leaky sprinkler heads in units is pending
- c. Concrete bid with heat tape in front of mechanical room is pending
- d. Asphalt crack fill, seal coat and re-stripe is pending

C. Report Items

- a. I will be meeting someone on site to advise an inexpensive solution for repairing the cracks between the paving stones.

VI. MOTIONS VIA EMAIL

Bob made a motion to ratify the following actions that have taken place via email since the last board meeting.

- 3/13/20 – Approval to close common areas due to COVID
- 3/23/20 – Approval to insure to replacement cost
- 4/1/20 – Approval of 2019 tax returns
- 4/29/20 – Asphalt Bid approved
- 6/7/20 – Approval to keep common area closed due to COVID
- 6/17/20 – Approval of roof repair bid at B7

Rich seconded, and the motion carried.

VII. OLD BUSINESS

- A. Dryer Vent Cleaning – Dryer vent cleaning will take place on August 3, 2020 at 12:30 pm. It was noted that exterior windows would be washed on August 11, 2020.

VIII. NEW BUSINESS

- A. Common Area / Exercise Room / Hot Tub / Pool – SRG attended a class last week that was hosted by Community Association Institute and Altitude Law (the leading HOA law firm in Colorado). After reviewing the guidelines and attorney suggestions, the board agreed that the common areas will remain closed. Pool and hot tub companies recommend leaving water in the pool while it is closed. There is sufficient signage regarding the closure. An email will be sent to owners informing them of the continued closure as well as the dryer vent cleaning and window cleaning.
- B. SRG purchased a hand sanitizer station to be placed in the work out room when it opens.
- C. The sign that is in the window of commercial space B is not illegal per the HOA Rules.

IX. NEXT MEETING DATE

The next Board of Directors meeting will be held on September 10, 2020 at 3:00 pm.

X. ADJOURNMENT

With no further business, at 3:25 pm, the meeting was adjourned with a motion and a second and all in favor.

Approved By: _____ Date: _____
Board Member Signature