

**MARINA PARK HOA
BOARD OF DIRECTORS MEETING
September 10, 2020**

I. CALL TO ORDER

The meeting was called to order at 3:00 pm.

Board members in attendance via Zoom were:

Rich Rutledge

Bob Stanley – via telephone

Representing Summit Resort Group was Deb Borel.

II. OWNERS FORUM

Notice of the meeting was posted on the website. Owners Jason Brewer and Lina Lesmes were present. Jason asked what the plan was regarding parking passes since the topic is on the agenda. Lina recognized the parking lot was full in July and August, but pointed out that it usually is not. She stated that people do not use their garages and believes that is why the parking lot gets full. It was noted that overnight parking is permitted on the west side of 7th Avenue. Lina asked the board to consider that Jason and she are the only fulltime owners when discussing the issue of parking passes. Jason left the meeting after the parking pass discussion.

III. APPROVE PREVIOUS MEETING MINUTES

A motion was made and seconded to approve the minutes from the July 9, 2020 Board meeting.

IV. FINANCIALS

Deb reported on the following:

A. July 31, 2020 Close Financials:

- a. As of July 2020, the Association has \$31,874.53 in Operating and \$97,562.46 in Reserves.
- b. As of July 2020 close, the HOA was \$1,390.09 under 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

B. 2021 Proposed Budget – The board reviewed the proposed 2021 budget and approved it for presentation to owners at the 2000 annual meeting. No increase to dues is proposed. The board does their best to keep dues low and when large expense items come up, there is a special assessment. The next large expense is for painting in 2022. There will be a special assessment for this project. Some touch up painting will be necessary before 2022, to include the beam at the entrance and the three guard poles.

V. MANAGING AGENTS REPORT

A. Complete Items

- a. Interior dry wall repairs are complete, except for unit A3. Roof repairs and the addition of heat tape will be completed before the interior work is done.
- b. Asphalt crack fill, seal coat and re-stripe is complete
- c. Replaced stone on the building that had fallen off
- d. Cancelled Comcast for two commercial buildings and work out room

- e. Drywall repair from leaky sprinkler heads is complete

B. Pending Items

- a. Irrigation move by A4 and A5 is pending (will take place on September 22, 2020)
- b. Concrete with heat tape in front of mechanical room will be completed this fall. The board approved the expense of \$1,350.

C. Report Items

- a. Gutter clean out is necessary and the board approved the expense of \$750 to complete this fall. There is a gutter by B6 that needs to be reinforced.

VI. MOTIONS VIA EMAIL

Rich made a motion to ratify the following action that has taken place via email since the last board meeting.

- 7/15/20 – Owner email regarding COVID closures was approved
Bob seconded, and the motion carried.

VII. OLD BUSINESS

VIII. NEW BUSINESS

- A. Parking Passes – This will be addressed when parking becomes an issue. Owners are reminded that garages are the primary parking for all units.
- B. Cellular Option for Fire Safety – The board discussed switching from telephone to cellular for the fire alarm system. It was noted that the elevator requires one telephone line, but the alarm can use cellular. The upfront costs will be approximately \$800, but it would pay for itself quickly. The board approved switching to cellular.

IX. NEXT MEETING DATE

The next Board of Directors meeting will be held on Monday, December 21, 2020 at 2:30 pm.

X. ADJOURNMENT

With no further business, at 3:43 pm, the meeting was adjourned with a motion and a second and all in favor.

Approved By: _____
Board Member Signature

Date: _____