

**MARINA PARK HOA**  
**BOARD OF DIRECTORS MEETING**  
**September 13, 2021**

**I. CALL TO ORDER**

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

Board members in attendance via Zoom were:

Rich Rutledge  
Dan Mudge  
Scott Anderson

Representing Summit Resort Group was Deb Borel. A quorum was present.

**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 July 7, 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. July 31, 2021 Close Financials:

- a. As of July 2021, the Association has \$17,660.98 in Operating and \$106,981.97 in Reserves.
- b. As of July 2021 close, the HOA was \$2,113.15 over budget in Operating expenses. It was noted that the main reason for this overage is the cost of the ice melt system repair, fire sprinkler and dry wall repairs in A1, backflow repair work and concrete that was added in front of the mechanical room.
- c. Rich suggested reclassifying the sprinkler and drywall repairs, concrete work, ice melt system repairs and backflow repair work into Reserves. The board agreed.
- d. The Board discussed major areas of variance.
- e. To date, all Reserve contributions have been made.
- f. To date, all Owners are current with dues.

B. 2022 Proposed Budget – The board reviewed the 2022 proposed budget. The Board is anticipating an increase in owner annual dues for 2022. Our goal is to minimize the increase of dues as well as the anticipated assessment for painting in the coming year. A final budget will be reviewed at the November board meeting.

**V. MANAGING AGENTS REPORT**

A. Completed Items

- a. Fire extinguishers have been inspected
- b. Ace Sewer and Drain has replaced the sump pump in A4 garage
- c. Heat tape breaker repaired
- d. Installed some bird spikes

- e. Front lights have been repaired
- f. Lights on Rich's front door lights are very dim. SRG will change the bulbs and see if they work better.
- g. Roof Inspection and Repairs are complete – the roofer will be asked for a life expectancy for the roof. It was noted that buildings C and D were built in 2002 and A and B were in 2006.
- h. Diseased tree and bush have been removed
- i. Brown mulch added to area outside A4
- j. Fire sprinkler repairs in A1 are complete
- k. Drywall work in A1 from sprinkler repairs are complete, except for one that was missed. It is located in a closet.
- l. Placed pigeon traps have been placed on the roof
- m. Cleared garage drain in B8
- n. Trees deep root fed
- o. Sprayed diseased trees – this will be done in the spring and fall annually
- p. Hot tub heat exchanger was repaired
- q. Hot tub sand filter was replaced

B. Pending Items

- a. Touch up painting is currently taking place
- b. Pool Cover Decision – The board discussed options for a pool cover. Scott suggested removing the old one and to place a floating cover. A floating cover will be purchased and stored in a large container by the grill. Discussion on pool hours will take place at the next board meeting.
- c. Lights for back drive have been ordered
- d. Inspection of garage drains in B building are Scheduled for September 21
- e. Moving of gutter away from building by C13.
- f. Corner B6 gutter is sloping down and needs to be shored up.

C. Report Items

- a. Window cleaning has been delayed until next year due to construction. Scott will determine what next year's construction will entail. Windows will be cleaned early in the spring.
- b. Natural gas as is now being billed. It has not been billed in several years. No back billing was assessed

**VI. MOTIONS VIA EMAIL**

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

- 07/14/21 – Approval to not install keypad on pool gates
- 07/14/21 – Approval of minutes from 7/7/21 Board meeting
- 08/09/21 – Approval to install lights in the back driveway
- 08/09/21 – Approval to complete roof repairs

**VII. OLD BUSINESS**

- A. Pool Cover Options – this was discussed above and a floating cover will be ordered.

**VIII. NEW BUSINESS**

- A. Property Management Agreement Renewal – The board reviewed the proposed 2022 property management agreement renewal. Rich made a motion to approve as presented. Scott seconded, and the motion carried.
- B. Paint 2022 – Bids are pending and will be discussed via email when received.
- C. Rich and Dan's terms expire this year. Both have indicated their willingness to serve again.

**IX. NEXT MEETING DATE**

The next Board of Directors meeting will be held on Tuesday, November 16, 2021 at 3:00 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: \_\_\_\_\_ Date: \_\_\_\_\_  
Board Member Signature