

**MARINA PARK HOA
BOARD OF DIRECTORS MEETING
September 5, 2019**

I. CALL TO ORDER

The meeting was called to order at 3:09 pm.

Board members in attendance were:

Rich Rutledge

Bob Stanley (via telephone)

Representing Summit Resort Group were Kevin Lovett and Deb Borel.

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 July 2, 2019 Board meeting.

IV. FINANCIALS

Deb reported on the following:

A. July 31, 2019 Close Financials:

- a. As of July 2019, the Association has \$44,826.33 in Operating and \$87,639.69 in Reserves.
- b. As of July 2019 close, the HOA was \$19,205.94 under budget in Operating expenses.
- 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. Completed Items

- a. Shed is installed – staining will take place soon.
- b. Otto is in place as new site manager. The board commented that the complex looks great.
- c. The aspen tree in the triangle was removed.
- d. Cleaned B building carpet.

B. Pending Items

- a. Plaster repairs in the pool/hot tub will take place in mid September
- b. Drywall work for holes from sprinkler heads is pending.
- c. Fence repair in the back of the building is pending.
- d. Installation of gutter, downspouts and heat tape is pending.
- e. Down spout replacement is needed in two areas.
- f. Joint sealing by JetBlack is pending.
- g. Door for fire sprinkler room is on order.
- h. Bid for appraisal for insurance purposes is pending. This will be done closer to insurance renewal.

C. Report Items

- a. The bent trees that were discussed at the last meeting are on town property, so they were not tied up.
- b. BobbyCat reports that the tree by the building is not endangering the building at all and is not diseased.
- c. SRG will be meeting someone on site to advise an inexpensive solution for the cracking between the paving stones. SRG will also obtain a bid for placing concrete in front of the mechanical room as well as determine a solution to repair the stones.

VI. MOTIONS VIA EMAIL

Rich made a motion to approve the following actions that have been made via email since the last meeting.

- 7/25/19 – Approval of fire door purchase

Bob seconded, and the motion carried.

VII. OLD BUSINESS

- A. Parking Passes – Parking passes will not be distributed to owners at this time. The signs stating that guest parking only is allowed will be placed. Vehicles will be towed if parked illegally. Ryan's Recovery signs will be placed as well.

VIII. NEW BUSINESS

- A. Carpet in B building is fraying on the steps. The carpet is no longer under warranty. Replacement will be discussed when necessary.
- B. Property Management Agreement Renewal – Deb and Kevin stepped out while the renewal discussion took place. When they returned to the room, the board agreed that the proposed renewal was approved.
- C. The pool will close on September 9, 2019 and reopen the Monday prior to Thanksgiving.
- D. The buildings were painted in 2016. Next year, there will be discussion on the life expectancy of the paint, and the painting cycle timing will be determined. The cost of the painting will be partially through reserves and partially through a special assessment. If touch up painting is necessary next spring, Proff Paint will be hired to complete the work.
- E. SRG will update the capital plan and change the format.
- F. SRG will draft the 2020 budget. No dues increase should be necessary.

IX. NEXT MEETING DATE

The next Board of Directors meeting will be held on December 23, 2019 at 1:30 pm.

X. ADJOURNMENT

With no further business, at 3:38 pm, the meeting was adjourned with a motion and a second and all in favor.

Approved By: _____

Board Member Signature

Date: _____