

**MARINA VILLAS ASSOCIATION**  
**2015 ANNUAL MEETING**  
**NOVEMBER 13, 2015**  
**(Draft)**

**Call to Order:** P. Williams called the meeting to order. She introduced Geig Lee, Diane Lee and Lisa Bisuel of Foothills Property Management, and current Board members present – Janet Hutcheson, Bob and Susan Dougherty and N. Lovell.

**Financial Report:** The current financial report was presented by B. Dougherty. He stated that Marina Villas was in good shape financially with over \$22,000.00 in the reserve account. Based on the current funds, he anticipates the roofing and painting will be covered. Bob stated the 2016 budget will be distributed after December 11, 2015 following the Boards approval.

**President's Report:** P. Williams discussed the progress of the long range plan and the accomplishments for 2015 at Marina Villas. She stated all bridge painting has been completed. 30 light post toppers have been replaced with 15 more to come. Non adequate gutters are being replaced and the tennis court was resurfaced. KKPOA will be adding a walkway at the tennis court area as well.

P. Williams discussed the paving project that is underway now by KKPOA. According to KKPOA, they will pave all areas affected by the water line replacements. However, Marina Villas may have to pave the parking spaces.

P. Williams mentioned 2 new kayak racks have been built this year and J. Hutcheson is in the process of updated the Marina Villas website. You may access the website at [marinavillaassociation.org](http://marinavillaassociation.org). P. Williams stated Marina Villas has come a long way this year and will continue improvements to keep it beautified as well as a great place to live.

**Condo Sales:** P. Williams reported 7 condos have sold this year and all new owner fees are funding the landscaping projects.

**Condo/Townhouse Association:** E. Rich discussed the mission of the condo association and changes that will be taking place in the future.

**Property Manager's Report:** G. Lee discussed completed repairs and ongoing repairs. He reported several chimney repairs have been completed and others will be made soon. Bridges have been painted and this has helped with the bridge mold. Downspouts have been repaired. Gutter cleaning was done mid-summer and early September, and the main gutter cleaning will be done in January. The drainage issue in front of the buildings is a priority and will be addressed soon. Nail pops are being repaired as needed and roofs are scheduled to be replaced starting in 2017.

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**Wish List:** J. Hutcheson discussed the Marina Villas wish list including:

- 1) Marina Villas to remain ahead in finances and reserves.
- 2) Update the Marina Villas owner's manual.
- 3) Continue to improve landscaping.
- 4) Planter box repairs.
- 5) Irrigation system tweaking.
- 6) Removing dead junipers on Cove View and planting monkey grass.

**Questions and Answers:** Jim Hickey discussed flower box repairs. Currently, the flower boxes are not water proof and seem to be causing water damage. After discussion, G. Lee suggested modifying the flower boxes before using and the possibility of installing a drain inside the box.

**Election:** P. Williams presented three nominations for Board members. They are as follows:

Janet Hutcheson

Lisa Thomas

Elaine Rich

Susan Dougherty and Pat Williams will be remaining on the Board. After discussion, N. Lovell made a motion to elect the nominated Board by acclamation. J. Hickey seconded this motion and the motion passed. The selection of 2016 officers will be discussed at the December 11 meeting.

**Adjourned:** E. Rich made a motion to adjourn the meeting. P. Williams seconded this motion and the meeting adjourned.

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