

**MARINA VILLAS ASSOCIATION
2018 ANNUAL MEETING
OCTOBER 26, 2018**

Call to Order: J. Hutcheson called the meeting to order. She introduced Geig Lee, and Lisa Bisuel of Foothills Property Management, and current Board members present –J. Hutcheson stated a quorum is established.

Property Manager’s Report: G. Lee stated dryer vent and crawlspace inspections are currently underway. Upon completion, a summarization will be completed and communication sent to owners. Gutter upgrades have been completed on the front of the buildings. Downspout upgrades are being addressed. Roof replacement has been completed. Lee stated spot painting will be needed on the buildings due to the transition from stain to latex depending on their orientation.

Financial Report: The current financial report was presented by B. Dougherty. He discussed current financial projects and accomplishments with a consistent revenue trend. Transfer fees have been higher than anticipated. The surplus generated has enabled necessary capital improvements to be accelerated such as the roofing project. Expenses (non-capital items) continue to be stable, similar to the past 4 years. Moving forward on the seven year plan, the capital program will include bridgework and painting.

President’s report: J. Hutcheson thanked Foothills Property Management, Gary Ferguson, Susan and Bob Dougherty, Elaine Rich and Tom Ziegler for their time and commitment.

Hutcheson reminded all owners to refer to the Marina Villas website for copies of each Board meeting minutes. If owners wish to contact the Board regarding issues please email marinavillas.kk@gmail.com. Owners should never use Board members personal emails. Work order request should be emailed to info@clemsonghousing.com. Please include your name, address and description of problem.

J. Hutcheson stated Marina Villas has had 5 sales so far this year with 3 additional expected in November. Prices have ranged from \$113,000.00 to \$250,000.00 with an average price of \$162,000.00.

Hutcheson discussed the South Marina decking project by KKPOA. Plans to include repair/replacement of all the electric, lighting and dock post. Wood facing around the interior of the slips, rails painted, dock bumpers. 20 dock floats and the first two dock ramps on the Marina Villas side will be replaced. The deck boards will be cleaned up. This repair is expected to take about a month. Boating will need spare keys for anyone whose boat is there so they can move the boat when necessary.

Outside Lighting Committee: J. Hutcheson stated the lighting committee has established a selection criteria for exterior lighting such as:

- Fixture style that would modernize our entrance look
- Provide adequate light
- LED bulbs
- Minimal Maintenance
- Color coordinated with current look
- “Nautical” theme to go with “Marina”

The committee has met and made recommendations to the Board. The Board will continue to consider this improvement as funds become available.

Update on Fireplace Inspections: J. Hutcheson stated the local county officials have provided Marina Villas a letter stating the Preway Fireboxes can be used with gas logs. However, the gas company may or may not accept the letter. The letter will be coming to the owners soon without endorsement from the Board. Owners can work with whichever company they choose.

Window cleaning project: The Board has met with the contractors who will be submitting bids by Monday and hope to award the contract on Monday and have the windows washed by the end of November. Outside of all windows and slider doors on decks will be cleaned except for sun porches. The owner is responsible for those windows if the screen porch has been improved to include windows. The contractor will provide owners with an option to pay them directly for the sun porch windows if you wish to have it done. Owners will receive a letter with all the details soon.

Bridge and Landing Walkway Project: Aluminum single span was evaluated and deemed too expensive. Currently, the committee is looking at composite boards and powder coated aluminum railings. This is a significant material cost difference whether we can use 36” or 42”. G. Ferguson is working with local governing authorities to get a determination if we can use the 36”. The committee will begin further evaluations once this is resolved.

Future-Walk/Punch list for each building of exterior repairs to be performed: The current Board of Directors have had recent discussions, and the new Board will looking at the scope of work and cost to determine the needs of the buildings moving forward.

Election: J. Hutcheson stated there are three open positions for the Board of Directors. She stated all owners represented by proxy were given a ballot. Hutcheson asked for any nominations from the floor. None given, owners were instructed to vote. After voting, L.

Bisuel, A. French, B. Hickey were asked to tally all ballots. Susan Dougherty, Gary Ferguson and Lorra Tassin were selected to fill the open positions.

Adjourned: J. Hutcheson adjourned the meeting at this time.