**MARINA VILLAS ASSOCIATION**

**BOARD OF DIRECTORS MEETING**

**MAY 19, 2017**

PRESENT:

Janet Hutcheson, Lisa Thomas, Elaine Rich, Gary Ferguson, Bob and Susan Dougherty

Diane Lee and Geig Lee (FPM)

MINUTES:

A motion was made to accept the minutes of the April 21, 2017 meetingby L. Thomas and the motion was seconded by E. Rich.

FINANCIAL REPORT:

B. Dougherty presented the financial report and stated everything is on budget. He noted that insurance is higher than anticipated. He will add anticipated new owner fees. Dougherty felt that building repairs may be a little less than budgeted, but felt there may be some tree issues that will impact the budget.

WORK ORDERS:

G. Lee reviewed work orders that have been completed but not billed. G. Lee discussed building repairs. He continued that bridge repairs are underway.

ROOFS:

G. Lee discussed moving forward to the next four buildings that need roof replacements/repairs. E. Rich made a motion to complete the next four buildings. J. Hutcheson seconded this motion.

TREES BEHIND 148 E BLUE HERON and 327 COVEVIEW:

G. Lee has submitted a request to CARE on 148 E Blue Heron. The board agreed to leave the tree located on 327 Coveview per the request of the owner and it was found the sidewalk is not being damaged by this tree. G. Lee determined the tree that fell on Marina Village Drive is the responsibility of the KKPOA.

CRAWL SPACE INSPECTIONS:

G. Lee reviewed the crawl space inspections.

DRAINAGE ISSUES:

The board discussed drainage issues at length. Lee noted there is an open work order for two downspout drains that are causing problems. G. Ferguson stated the downspout at #140 needs some repair. J. Hutchinson discussed drainage problems at # 241 and #327. River rock was discussed for the drainage problem at 142/148 building.

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FIREPLACE INSPECTIONS:

G. Ferguson discussed fireplace inspections. After reviewing the inspection reports, talking with owners, and the gas company, he has composed a preliminary draft of items to check for the inspections. He and G. Lee will review this together.

GUTTER CLEANING:

Gutter cleaning will be completed next week.

PLANTERS AND BRIDGES:

Planters and bridges were discussed. The board is developing a recommendation for a long-term solution for the bridges and planters.

CONDO ASSOCIATION REPORT:

E. Rich stated there was no report this month.

CARPENTER BEES:

The board discussed carpenter bee preventative maintenance. The board noted that traps will be purchased and delivered to owners with instructions for use. These traps will help prevent damage to properties from the carpenter bees.

LANDSCAPING:

L. Thomas gave an update on landscaping. She added they are still working on irrigation. L. Thomas stated that a plan will be developed for fall plantings at the entry.

TENNIS COURT FENCING:

E. Rich stated the tennis court fence still needs to be replaced. She has contacted KKPOA about this.

NEW BUSINESS:

* INSURANCE RENEWAL: Renewal prices have increased for the 2nd year in a row. The insurance is higher than anticipated. The board discussed options on ways to save money on insurance. J. Hutcheson made a motion to get other quotes. This was seconded by L. Thomas. Foothills will obtain a comparable quote.

NEXT MEETING:

The next Board meeting is scheduled for Friday June 30th at 9 AM.

ADJOURN: The meeting adjourned.

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