

MARINA VILLAS ASSOCIATION
BOARD OF DIRECTORS MEETING
JANUARY 20, 2023

Present: Steve Rosenberg, Patty Muehling, Susan and Bob Dougherty, John Brubacher, Leslie Ring (by phone)

FPM: Geig Lee, Diane Lee

Financial Report: YTD P&L and Major Project Review:

B. Dougherty reported the current financial situation of Marina Villas. Yearend came in as expected. Insurance premium did increase slightly.

The Capital Improvement Budget agrees with the 8-year plan. Cost could get tight within the next 2 years due to issues with painting and replacement of rotted boards.

G. Lee suggested adding native plants at the retaining wall to help with the soil.

Maintenance:

Project List: G. Lee stated the painting quote for 3 buildings came in at \$6,500.00 per building, this includes sealing vertical seams and changing color. Quote does not include stucco. Painters will be evaluating for wood rot at this time.

Foundation walls will be repaired or covered with a different product.

The KKPOA Board and CARE committee would like for the Pumphouse located near the water to be removed. Power should be disconnected prior to removal. S. Rosenberg will ask if the contractor demoing bridge will remove it.

G. Lee will be evaluating all work orders in the next few months.

Patty Muehling presented a quote from Magic Clean for window cleaning. Discussion was held and it was decided to have all exterior windows cleaned rather than making sunrooms an option. It was also decided to obtain a second quote from Diamond Wash. Steve Rosenberg following up with that company to schedule a visit.

Irrigation repairs on EBH are on hold for now. Drainage issues in front of 128 will be inspected during crawl space inspections.

The new bridges will need to be pressure washed.

Ongoing Business:

The Board discussed adding rear deck replacement rules in the owner's handbook.

An area will be kept open for ingress and egress on front bridges/decks.

S. Rosenberg stated the BOD has authority to have Property Manager send letters to people breaking rules. J. Brubacher suggested getting a list together, Foothills to send letter and review at the next meeting. Foothills was asked to send a letter to an owner and tenant regarding parking.

S. Rosenberg would like to hold off on updating the handbook until after walk around.

Renovation request: G. Lee discussed owners submitting renovation request. If an architect or engineer is needed or involved it would require a permit.

Any storage room converted to living space it is the owner's responsibility. A form should be added to state "owner is responsible for modifications".

J. Brubacher motioned to approve updating the renovation request.

Date for February meeting: February 27, 2023 at 1:30 p.m.

Pest control was discussed and all agreed to switch pest control providers. All Pest Solutions will be providing pest control.

Adjourned.