

Minutes of a Special Meeting of the
Marina Villas Board
August 24, 2018

Attending:

Janet Hutcheson, Gary Ferguson, Tom Zeigler, Elaine Rich
By phone: Susan Dougherty, Geig Lee Member: Betty Zeigler

Item for Discussion: Dryer Vents

A special meeting was held at the President's home with one item on the agenda. Janet called the meeting to order.

It has come to the attention of the Board that a home owner purchased a new clothes dryer thinking that the one she had in her unit was broken. After investigation by Gary, it was discovered that the dryer vent was completely clogged.

Members of the Board realize that dryer vents that are not patent create a fire hazard. Therefore this is an Association issue.

At the last Board meeting it was voted on that Foothills Management would include the testing of the air outflow on dryer vents during their regular inspection of buildings. Based on new information, the Board felt this issue needed to be revisited and discussed.

Discussion followed: Although dryer vents are the homeowner's responsibility by the Master Deed, the safety concern seems to be a community/Board issue. Gary shared some photos of dryer vents that indicate bends and loops in some vents that are problematic.

A motion was made by Elaine, seconded by Susan and with unanimous support that— Foothills Management is authorized to inspect, clean and repair if necessary dryer vents.

FM will start the inspections in two buildings next week. This will provide the Board an idea as to the extent of the problem and the financial impact. Geig will notify the affected units to be inspected.

The Board also authorized that a notification be sent to all homeowners to notify them of the Boards concern about the patency of the dryer vents. The notice would also include information about the projected plan for inspections/repair of the dryer vents. Elaine would draft a notice for Board approval.

Meeting was adjourned at 4:12.