

Marina Villas Board Meeting  
November 2, 2018 @ 2:00 PM

Attendees: J. Hutcheson, Chair; G. Ferguson, E Rich, L Tassin, S. Dougherty (via phone)  
Member Guests....Pam and Brian Levesque

Board Officers for 2019:  
Gary Ferguson President  
Lorra Tassin Vice President  
Susan Dougherty Treasurer  
Elaine Rich Secretary  
Janet Hutcheson Member at Large

Slate above was voted and unanimously approved. Janet chaired the meeting.

Minutes of last meeting were voted on (Gary) 2<sup>nd</sup> by Janet and approved unanimously.

Finance: Bob gave a brief overview of a draft budget that will be considered at our next meeting.

Joint Condo Assoc.: No report. Next meeting is Dec. 19<sup>th</sup>.

Work Orders: Problem identified with a sewer line behind building 315-317. Not a KKUS issue. Foothills Management had a plumber check it out and authorized inserting of a camera. A 'backhoe' might be needed to correct the problem. This is a 'must do'.

Dryer Vent inspection: Gary and Geig have overseen this project. Foothill Management continues to get them checked-progress continues.

Window Cleaning: Proposal from Shiny Blinds was reviewed and voted on to engage. Elaine put forth the motion, and Lorra seconded. Elaine will draft a letter to inform all homeowners of the terms of the contract. Service is scheduled for November 20 and 21, weather permitting. (Attach memo to minutes).

Bridges committee: No meeting of the committee. Gary will meet with Scott Carolle this week to try to resolve outstanding concerns.

Outside Lights near Doors; this topic remains on hold. Suggestions were made to consider motion detection lights and or photo sensitive cell. No motions were made.

Pest Control: Foothills Management informed the Board that they are not pleased with the service provided by Gregory Pests Control Company. Their emphasis has shifted to more commercial contracts. Foothills Management is getting new quotes that will be presented at the next Board meeting.

Fireplace conversions: Many homeowners have converted the wood burning fireplaces to gas logs. Pre-Way was the company used in the original building, and they are no longer in service. Both Blossman and Heritage companies have made the changes to some units in Marina Villas. Gary will prepare an informational letter for the Board to send to all owners concerning conversion of their fireplace from logs to gas.

New Business

Waterfront ramp and erosion: The property adjacent to the lake is not administered by Marina Villas, so these issues will be referred to the Boating Committee who works with Duke Power on access issues.

Mulch/Landscaping: Brief discussion concerning the planting of loriope and spreading mulch in certain areas (334-336). All agreed that Foothills Management will oversee this concern along with input with MerryScapes. Lorra will be the Board liaison and work directly with MerryScapes. Gary and Lorra will tour the facility and make a list of specific areas that require some landscaping improvement.

End of Bridge Light: Janet identified that the bulbs used in these fixtures are not consistent throughout the Marina Villas: some are 'white' and some 'more yellow'. Janet has a supply of lights from Duke Power that she is willing to donate to any homeowner requiring a replacement. These lights are 'soft white'. Identification of this issue is to be included with the note to homeowners concerning the window washing.

Trash Bins: The Board has been informed of issues with smelly trash bins due to a few homeowners not bagging their trash correctly before placing it in the bins. Specific bins identified are: 332-338, 315-313, 112-118, and 122-128. Elaine (the secretary) will draft a letter to remind these homeowners of the proper procedure for use of trash bins (i.e., 13 gallon teal bags/secured with a tie). Once approved by the Board, Foothills will send out the letter to identified homeowners. (Attach letter to minutes)

Walk Around: Gary and Geig have agreed that it would be helpful to develop a 'master list' of repairs needed to our buildings. This would be a 'pro-active' compilation of identified repairs and /or maintenance issues. Gary will lead the group that will include Geig, Janet, Mr. Zeigler and Mr Wendorf, two homeowners who have expressed concern for this topic.

Tree Removal: Approval was given for tree removal near 148 and 245. Geig will oversee this project.

HVAC pads: Referred to Walk Around group.

Special Assessment/Capitol Fund: Janet volunteered to look at how these budget issues were originally defined and used. She will work with the Treasurer and report at our next meeting when the Board will look at all Budget items for 2019.

New Owner Packet: on hold

Path Lighting: on hold

Meeting was adjourned.

Delinquent Accounts: One account was identified and Foothills Management has spoken with the owner. No action was taken.

Election Results: The Board has received a written request from Mary Wendorf to be informed of the actual number of votes cast for each person in the Board Election carried out at the Annual Meeting. After a lengthy discussion (as no one has ever asked for this type of information before) the Board approved that a letter be sent to her with the tally results. Members of the community that certified the voting would also receive a copy of the letter. (Attach a copy of the letter to the minutes).

Next Board Meeting: Lorry requested that the Board meeting schedule be revised to accommodate her schedule. The next meeting would be held on December 7<sup>th</sup>. Janet will 'book' the room. The Board will meet in Executive Session first, so as to allow Foothills Management to attend at their regular time.

Indoor/Outdoor rug: not an issue

e-mail Guidelines and expectations: The new Board will continue to e-mail amongst themselves on any issue that requires immediate attention. Gary as president will be backed up by Lorra is he is unavailable.

Adirondack Chairs: Request was given to the Board from homeowner Koontz/Rutland to put two Adirondack chairs in the common space behind their (new) unit. This could be used by anyone. Request was granted.

Meeting adjourned @ 4:00 PM.