

**MARINA VILLAS ASSOCIATION
BOARD OF DIRECTORS MEETING
FEBRUARY 12, 2016**

PRESENT:

Susan Dougherty, Janet Hutcheson, Lisa Thomas and Pat Williams (MVBOD)
Geig Lee and Diane Lee (FPM)
Bob Dougherty (Member)

CALL TO ORDER:

J. Hutcheson called the meeting to order.

MINUTES:

P. Williams made a motion to accept the minutes from the January 8, 2016 meeting as written. S. Dougherty seconded this motion and the motion passed.

FINANCIAL REPORT:

B. Dougherty stated Marina Villas looks great financially. He noted a charge on the contingency for investigating a fly infestation in January.

WORK ORDERS:

G. Lee discussed open work orders that are ongoing as well as repairs that have been completed. G. Lee stated there are two outstanding work orders at this time. Rot repair is ongoing at Unit 114 and a mold remediation at Unit 134.

G. Lee discussed the home inspection reports such as:
Lights had to be rewired.

A truss was not secured to the wall plate at Unit 134 and a pipe boot was repaired due to a leak.

G. Lee mentioned more downspout drainage has to be done when the weather improves and suggested that dehumidifiers be used in storage areas. He stated all 12 buildings have been evaluated at the planters for water issues. Smaller planters seem to have more problems than the larger ones. Trees could also be preventing them from drying out.

OLD BUSINESS:

Mold and crawlspace inspections:

G. Lee stated he will write up a disclosure for the crawl inspections and send to the Board of Directors.

Irrigation system update:

G. Lee reported the sprinklers are all up and running and will be checked again in dry weather.

Signs update:

J. Hutcheson discussed the signage update. She stated Paul Ellis is preparing the list of signs. KKPOA will be paying for the signs and installation however, Marina Villas will have to pay for the lighting at the sign. After discussion, the Board decided to wait until the sign is installed to see if lighting is needed.

NEW BUSINESS:

Landscaping plans for the entry area:

G. Lee discussed the multiphase plan for the entry area as proposed by Merryscapes. After discussion, the Board agreed to keep the natural look by not removing the trees and adding hosta plantings. G. Lee will go back to Merryscapes with more directions.

Landscaping- Corner of E. Blue Heron and Marina Drive:

J. Hutcheson mentioned the corner of E. Blue Heron and Marina Drive needs work. G. Lee will ask the landscaper to come up with a plan for this area.

Five year maintenance plan:

G. Lee discussed the 5 year maintenance plan. He stated that the roofing is a large item and estimates \$12,800.00 per building. He has received 2 estimates and both are very close. G. Lee prefers to roof all of Cove View this year.

Bridges and deck work will be needed in the future G. Lee will bring the estimate for repairing 5 bridges and decks to the next meeting. G. Lee stated paving may have to be done this year. He will ask for a new asphalt quote and submit it to the Board.

Fence to block pump on Cove View:

G. Lee discussed the fence to block the pump on Cove View. He stated KKUS removed the fence in order to gain easier access. G. Lee will request that KKUS install a removal screen.

Winter snow removal:

J. Hutcheson discussed winter snow and ice removal. After discussion, the Board decided homeowners can call Foothills Property Management if service is needed at the individual owner's expense.

Request to plant a tree:

J. Hutcheson requested permission to plant a dogwood tree. This was approved by the Board. This would be paid through the landscape budget.

The meeting went in executive session at this time.