

MARINA VILLAS ASSOCIATION BOARD OF DIRECTORS MEETING

September 14, 2018

Present: Janet Hutcheson, Susan and Bob Dougherty, Betty and Tom Ziegler, and Elaine Rich Geig Lee and Diane Lee (FPM)

Minutes: T. Ziegler made a motion to accept the June 22, 2018 Board, Executive and Dryer vent meeting minutes. E. Rich seconded this motion and the motion carried.

Financial Report: B. Dougherty reviewed the financial report and stated the financial are on budget through the end of August. G. Lee agreed chimney repairs must continue.

Condo Association Meeting: E. Rich reported no condo meeting since the last Board meeting.

Work orders: G. Lee reviewed the list of completed and ongoing work orders. The Board discussed the repair list at length.

Planter box repair on EBH: G. Lee stated the planter box will be sealed with sealant.

Dryer vents: G. Lee stated dryer vent cleanings are underway with 2 buildings already completed. E. Rich made a motion to finish out. Lee discussed the average cost for upgrading the dryer vents is \$500.00 to \$600.00 in the common areas. The Association will pay for the “horizontal” repairs. Homeowners must pay for repairs to the “vertical” part of the vents. Any dryer vent repairs needed inside the unit will be the homeowner’s responsibility. Owners should be notified of the problem and given a course of action. If repairs are required within the unit (vertical), the homeowner will be notified. Foothill Management will make the repair and the cost will be the responsibility of the homeowner. If a homeowner chooses to have the repair completed by a private contractor, the homeowner will have to supply the Board confirmation of the repair in a timely fashion. A letter will be drafted to inform homeowners of this decision. J. Hutcheson made a motion to proceed to inspect community for dryer vents, clean and formulate report

and prepare a letter to homeowners of the decision. E. Rich seconded this motion and the motion carried.

Window cleaning: The window cleaning has been postponed until November. A letter notifying the homeowners of this change was sent out in September. . J. Hutcheson and G. Ferguson will begin obtaining estimates.

Power Washing: G. Lee mentioned power washing of the entrance ways. Cost should be budgeted next year.

Bridges: J. Hutcheson discussed the railings on bridges at length. Bridge committee is seeking approval from Oconee building codes to maintain railing height. Update on Bridges will be on the agenda for presentation at the Annual Meeting.

Lights at Doors: E. Rich stated the Lighting committee has found an LED light that would cost around \$200.00 with parts and installation. The Board then discussed the best options for payment. After a brief discussion, E. Rich feels it should be presented discussed at the annual meeting. Ideas as to financing the lights was discussed; association to pay or consider part payment by homeowner and part by association. T. Zeigler asked to table the discussion and consider putting it in next years budget..

Downspouts: S. Dougherty discussed an issue with black piping laying on top of ground. G. Lee agreed this piping should be buried and will address the issue case by case.

NEW BUSINESS:

Trees overhanging roofs and tree at 104 EBH, 245 Marina Drive: J. Hutcheson discussed trees overhanging on roofs. G. Lee stated they could be trimmed at time of gutter cleaning. S. Dougherty suggested checking with CARE to determine if the trees could be removed.

Online work orders: J. Hutcheson will check into the possibility of on-line work orders.

Fall landscaping: Per the landscaper, 2 of the juniper hills are dying out. The first area is between 344 and 346, the second area is near Unit 128 at the corner by mailbox. G. Lee agreed to look at historic costs associated with juniper replacement @ other areas. The Board discussed the need for mulching, G. Lee will try to get cost together.

Board members for next year: J. Hutcheson stated E. Rich and herself will remain another term. T. Ziegler, S. Dougherty and G. Ferguson's positions will be open for nominations. Request for nominations of folks to serve on the Board will be included in the notice of Annual Meeting that will be sent out this month.

Annual meeting: The Annual meeting will be held October 26, 2018 in the Lakeview Room. Due to the closure of the kitchen at The Club the dinner will be a buffet.

The meeting went into Executive Session at this time.