

MARINA VILLAS ASSOCIATION
BOARD OF DIRECTORS MEETING
JUNE 11, 2021

Present: John Brubacher, Bob & Susan Dougherty, G. Ferguson, Linda Maxwell, Patty Muehling and Steve Rosenberg

FPM: Diane Lee, Geig Lee

Financial Report: B. Dougherty reported finances are still on target with the bridge project. Repairs are ongoing.

Priority Business Items

Bridge Project Update: G. Ferguson reported 4 electrical jobs and 1 bridge is remaining for completion. The last bridge will be completed this week. Ferguson is checking with the County on handrail requirements. Gutters will be finished next week and cleanup will begin. Dirt will be raked out around bridges and have some fill-in as needed. A walk around will be done once finished to ensure the punch list is complete. Touch up painting is on-going at bridges.

Repair & Maintenance Work Order Status

Chimneys: S. Rosenberg stated that besides the two chimneys being planned for replacement, 3 need immediate attention due to holes; see chimney prioritization. G. Lee stated the plan is to rebuild 2 chimneys this year. 346/348 rebuild will begin next week.

Trees: G. Lee discussed tree trimming, if limbs are touching roof they will be trimmed along with the gutter work. S Rosenberg brought up the need for multiple trees needing trimming or removal. G. Lee stated the cost is \$2,000 per day, to do in the fall and winter to keep cost down.

Landscape Needs: Due to multiple landscaping and maintenance needs that have been postponed, the board discussed doing a walk-through to create a list for a long-term landscape program. Rosenberg stated there is not enough money to do everything and that we need to prioritize. G. Lee suggested to check with Merryscapes and request an estimate for work needed outside of the basic contract agreement. J. Brubacher, P. Muehling, S. Rosenberg; will do a walk through Monday afternoon for landscape maintenance, trees and irrigation.

The Board agreed it is time to do the mulch; identify, prioritize and determine the cost.

Maintenance Request Tracking: L. Maxwell will coordinate MV tracking sheet with Foothill tracking for maintenance requests and work with G. Lee on follow-up. Foothills requested to organize MV list in categories, update with work completed & WO #, and estimate dates for completion.

G. Lee reviewed open work orders.

Basements: The Board has been working on clarifying the ongoing issue with ownership of the basements and has consulted with an attorney for 3rd party objective legal opinion of our current HOA docs. All agreed to move forward with having an attorney draft any needed amendment for presentation to the owners and proper recording.

Other Business

Storage building numbers: P. Muehling has agreed to install storage numbers on doors.

Renter issues: Pets, minimum stay, language, trash, etc. 2/3's vote required for bylaw change; KKPOA has their restrictions. Will check with Amy Bruner.

Knocked down mailboxes were temporarily repaired to reestablish mail service; total repair will be closer to \$600; person responsible needs to contact their insurance company. G. Lee to follow up with Mark at KKPOA and send letter to unit owner.

Next meeting: July 30, 2021.