

Marina Villas HOA BOD Minutes – 10/09/24

Attendees – Steve, Geig, Patty, John, Janet, Susan, Bob

Financials

We are successfully tracking to budget. The financial report indicates everything on track as planned. We have 5 property closings that added \$7500.00 to our revenues.

Q4 Budget Revision

1. Decision made not to spend a planned legal budget reserve of \$5000. Re-budgeted that line item down to \$1K. Discussed possibly reallocating the rest of this budget to tree uplighting.
2. Removed \$700 from party budget as it is not likely to be spent this year.
3. Confirmed funds are available for another Gutter Cleaning in Nov.
4. Budget \$27.5K for repairs. Does Not including any moat stairs.
5. Landscape improvements could come in over budget by as much as \$4K. We have excess in other areas to cover it

Capital Budget – positive balance. Bob to research the advantages to pay off loan early vs. investment in a CD.

Maintenance:

One more chimney to be done...units 122/124...before year end. Leaves 6 chimneys to be completed over the next three years.

Clean & Bright quoted \$1K to clean sidewalks. Discussion about concerns over color changing or breakage due to the concrete staining and age. The decision was made to move forward with a test cleaning of one area prior to committing to all areas and the expense was authorized

Bldg. 321 – Priority south side fascia board has come apart and needs to be addressed. Will require scaffolding. Exposes interior to expected rain and must be addressed asap.

Need clarity around road responsibility with KKPOA. We need a paving company to give us an estimate for our needs to re-stripe and potentially sealing. Geig is seeing a 75% increase in asphalt since covid. Mark Dahill will be responsible person to identify KKPOA responsibility – **Geig** to discuss with Mark.

Warranty Information – **Janet** to collect and file warranty information. I.e.: sidewalk lighting.

Need to add permanent signs on trashcans. – **John** to get them and install

Storm Damage - Helene

327 & 148– ceiling damage.

126 & 128 air conditioner damage from the storm.

321 - Large hole in ceiling. Appears that a significant amount of water got in the attic and soaked through the ceiling dry wall until it collapsed. Need to confirm roof integrity and schedule drywall and painting repair plus replacement of the attic insulation.



Need to send a communication to all part-time residents advising them to check their properties for damage. Steve & Janet

Improvements:

Lighting – Low volt lights installed on sidewalk behind EBH buildings. - **COMPLETE**

Landscaping –

- John created zone map - **COMPLETE**
- John to prepare proposed landscaping and irrigation changes. Will be a multi-year plan to install improvements. Will reach out to Club Cottages to ask for contact of people they use for landscape planning. The plan will be segmented to our annual planned budget, and we will manage improvements to budgets like what we have done with chimneys.

Annual Meeting Topics

The Annual Meeting date is set for Nov 7th, in the North Vista Room of the Club. Format of the meeting will be Meeting first, dinner after.

- Proxy & Menu to go out to residents on Mon 10/24. **Steve to send.**
- **Steve** to call Nov. meeting – TBD.
 - Steve to call an impromptu meeting when the Annual Meeting Presentation Deck is ready. Possibly Meet Halloween for review of presentation meeting deck

Discussed Meeting Topics:

Bob – 8 yr plan preso.

- Long term budget impacts – need to fix drainage & landscape remediation, sidewalk walkway bridge overhaul, new sprinkler system to serve new landscaping plan (current irrigation is not sufficient and is no longer serviceable) Paving, crack filling & Relining
- Current year accomplishments
- Proposed Zone Landscaping Plan - and need to consider adding dollars to our landscaping maintenance budget to maintain new proposed landscaping.
- High level topics for Yr end. Meeting Nov. 7th.
 - Shoreline on Coveview. Add this to a future Watch list item. Respond as needed.
 - Landscaping and irrigation per Johns BOD approved plan
 - Improving current wood moat steps with concrete stair replacements. Need estimate...thought to be \$5K per each 20 ft long segment. Recommended to add black powder coated aluminum handrails mounted on the concrete. We will standardize on tread size as new ones are installed and replicate as old walkways are replaced. Plan to do steps on side of 320 asap as early as this year
 - Drainage repairs, costs, and responsibility
 - Alert people of an upcoming increase in HOA fees in 2025
 - Re-election of open positions
 - **Reminder to residents to get sewer backup coverage in their personal homeowner policies.**
 - **Alert that we may be asking for tracking of improvements they are making ie: water heaters and air conditioners, to help reduce our HOA insurance costs.**

Tabled Updates – For future discussion/Updates

- Revisit tree uplighting
- **John** is working with KKPOA to add a 3rd platform for the picnic area.
- Asphalt Service – Coveview worst degraded. **Geig** to discuss with asphalt specialist to determine if we can rejuvenate or replace

- **Follow-up items for Foothills:**
- Estimate for parking area repairs and re-striping
- Estimate for gutter replacement
- Provide estimate of cost to replace moat steps at north (units 325/ 327) and south (units 321/323) of building 320 with concrete – plan to do this year depending on cost.