

**MARINA VILLAS ASSOCIATION
BOARD OF DIRECTORS MEETING
JANUARY 27, 2017
(DRAFT)**

PRESENT:

Janet Hutcheson, E. Rich, Lisa Thomas, Bob and Susan Dougherty by Skype (MVBOD)
Diane Lee and Geig Lee (FPM)

MINUTES:

The Board asked for one correction on the December minutes. Under Maintenance in 2017, change six crawl space inspections to read six building crawl space inspections. L. Thomas made a motion to accept the said corrected minutes from the December 9, 2016 meeting. E. Rich seconded this motion and the motion passed.

FIREPLACE INSPECTIONS: G. Lee stated the fireplace inspections is estimated at \$75 per unit. Wood burning and gas fireplaces will both be inspected. If owner can provide documentation that they have had an inspection a new inspection will not be required. Two buildings will be inspected the 3rd week of February after owners are notified.

HOT WATER HEATERS: E. Rich has composed a letter discussing hot water heater leaks and how to prevent them. The Board asked that the letters be mailed out to each owner with the next mailing.

ENTRANCE SIGN: G. Lee stated a new contractor will be on sight in the next couple of weeks to begin work.

FINANCIAL REPORT:

D. Lee stated the final numbers in 2016 ended even better than anticipated. Currently, the balance in the reserve account is \$29,000.00. The balance in the operating account is \$45,000.00. B. Dougherty and J. Hutcheson visited Foothills at the end of December to review the books, bank statements and bills. They found everything in order and plan to do this biannually.

CONDO ASSOCIATION REPORT:

E. Rich stated the marketing strategies seem to be working. She also discussed several issues that the condo association is addressing such as:

- Difficulties with rental policies
- Gate passes/controlling the use of amenities
- Motorcycles/stickers

WORK ORDERS:

G. Lee discussed work orders that have been completed. Lee stated painting is planned at the storage areas and steps. Lee stated the steps at 342-348 should eventually be replaced with concrete and steel for a permanent fix.

G. Lee discussed an issue where some owners have installed poly handrails that have begun flaking. Lee suggested the handrails be pressure washed and painted. Ultimately, if they become a safety hazard, owners will be required to repair or remove them.

IRRIGATION TIMELINE:

G. Lee stated the cable locators will be onsite Monday or Tuesday. Work should begin next week if weather permits.

MULCH:

G. Lee stated more mulch is needed to do 201-207 however, 241-247 needs it most. L. Thomas made a motion to spend up to \$2,000.00 to mulch all areas of the community. E. Rich seconded this motion and the motion passed.

PLANTINGS ON COVE VIEW TO BLOCK PUMP: G. Lee stated he is continuing to seek approval.

ADJOURN: The meeting adjourned at 10:29 a.m.