



# **Annual Members' Meeting 2024**

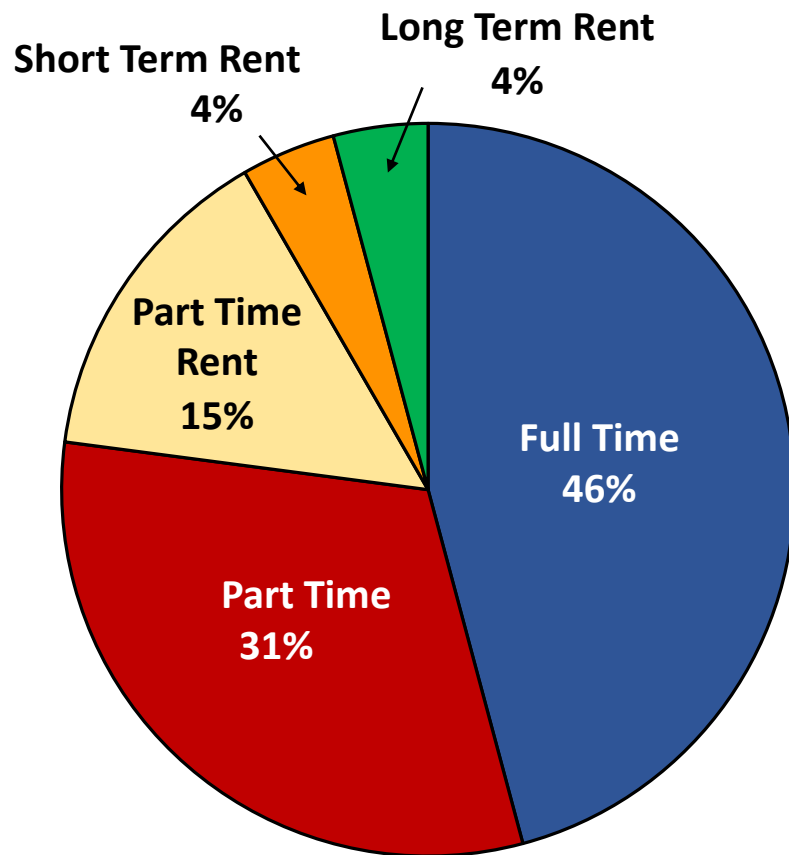
# Agenda

- **Call to order**
- **Welcoming Comments & Establish Quorum**
- **Board of Director's Report**
- **Financial Report**
- **Vote on Directors & Proposal**
- **Adjourn for Dinner**





# Marina Villas Ownership Profile



	2023	2024
Full Time	22	22
Part Time	18	15
Part Time Rent	3	7
Rent Long Term	2	2
Rent Short Term	3	2

# Operating Philosophy

Guiding principle is preservation of property value and quality of lifestyle by maintaining and where we can, upgrading our buildings and common areas.

Capital budget guides project spending based on assessed needs, historical experience and managing assessment level.

- Building maintenance
  - Exterior Repairs
  - Painting
  - Gutters
  - Roofs
- Common areas:
  - Walkways, stairways and foot bridge
  - Landscaping / irrigation
  - Tree maintenance
  - Parking and roadways

## 2024 Recap

- Quiet year (thankfully) in regard to new issues or challenges
- Active period for real estate transactions – 5 units sold
- Continued progress on long term maintenance objectives
  - 4 chimneys planned, 3 complete YTD
  - Painting – 4 painted this year; 4 to go
  - Mulch installed – annual cycle started
  - Drainage project completed building 120
  - Permanent lighting on east side walkway
  - Punchlist – ongoing, but on average shorter than historically

## Areas of Focus 2025

- Painting: EBH buildings 110,120,130,140 to complete cycle
- Chimneys: 2 next year; 1 per year for four years
- Landscape: continue mulch cycle, develop longer term landscape plan
- Foot bridge replacement and potentially pavement rejuvenation

## Beyond 2025

- Painting: current cycle complete; start over in 2031
- Chimneys: winding down to 1/year pace after 2025
  - 18 - rebuilt to current standard;
  - 2 - next year ahead of painting;
  - 4 - interim rebuilds to go back and bring up to current design
- Gutters next big expenditure >\$100,000
- Increased focus on roadways, stairways and grounds



# Funding Philosophy

Through 2021 spending all occurred under the heading of operating budget; major spending funded from operating “surplus”.

- The bridge project caused to think differently about operating versus major projects
- In 2022 we initiated a capital assessment to supplement funding for major projects
- In 2026 we’ll complete the transition to operating versus capital/major project budgeting by re-structuring our assessment
  - More accurately allocate where money goes
  - Spread the major project assessment over the year

## 2022 thru 2025:

\$3,600 (\$900 quarterly) operating  
\$ 650 (annually) major project supplement  
\$4,250

## 2026:

\$3,400 (\$850 quarterly) operating  
\$1,400 (\$350 quarterly) major project  
\$4,800



# 2024 Financial Highlights

- **Income: (\$6K under budget)**
  - Operating fees: Forecast \$10.8K under Budget
  - Capital Assessment: On budget at \$31,200
  - \$7,500 transfer fees: \$4.5 over budget - (5 sales vs. 2 budgeted).
- **Major Project Spending**
  - Chimney Chases: 4 rebuilds to be completed (3 done YTD)....~\$47,800
  - Painting: 4 Buildings completed (3 budgeted).....~\$29,400
  - Lighting: .....\$11,050
  - Drainage project: .....\$ 3,982
- **Year end cash position anticipated to end under budget by \$6.7K**



## Where Did Our Fees Go in 2024?

Based on combined  
assessments:

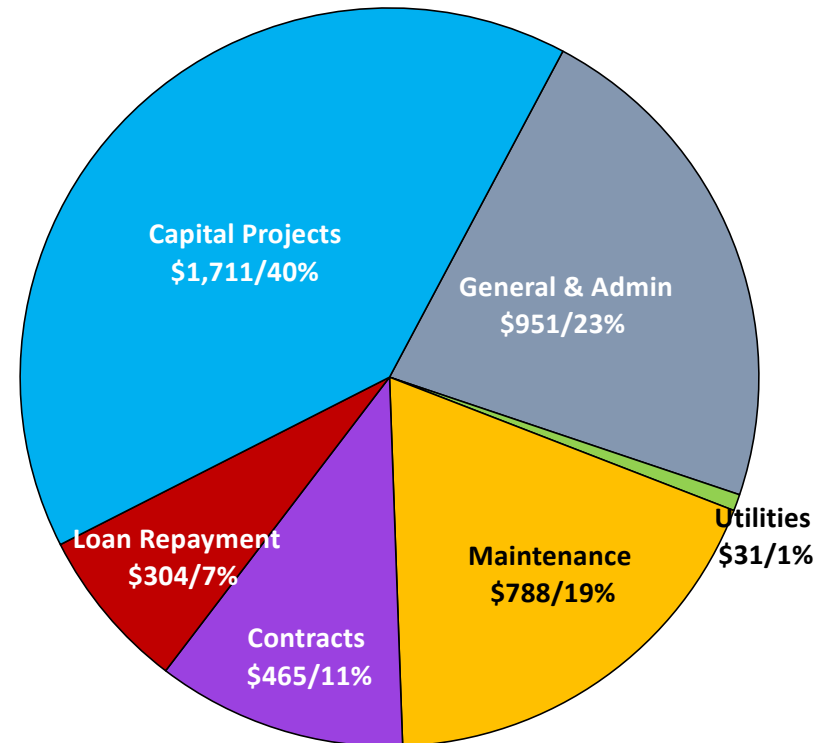
\$3,600 Operating

\$ 650 Capital

\$4,250 Total

***59% of our annual assessments  
are being reinvested in our  
buildings and property.***

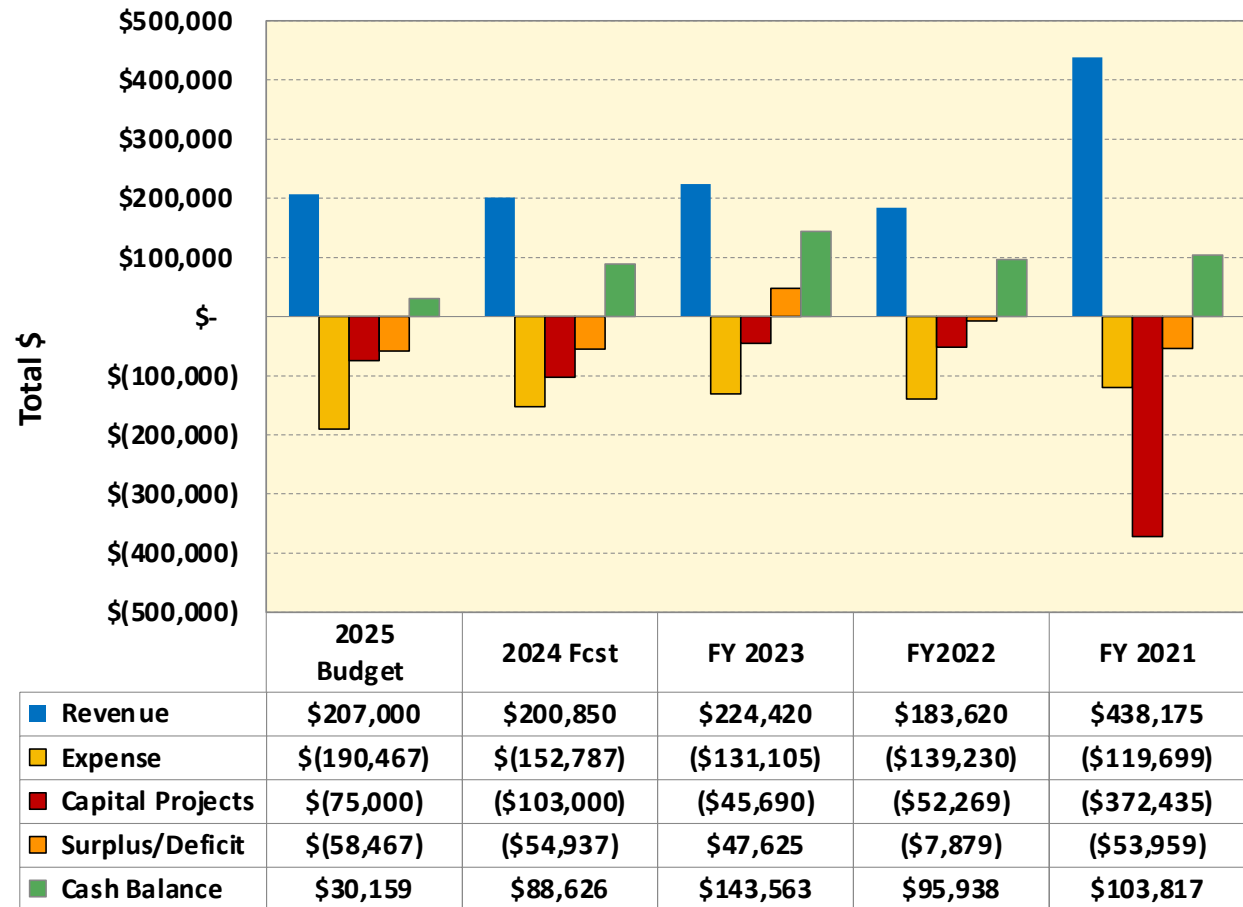
***Capital Projects inflated in 2024  
due to timing of projects.***



\* Insurance alone is 22% of our operating assessments  
and 67% of G&A.

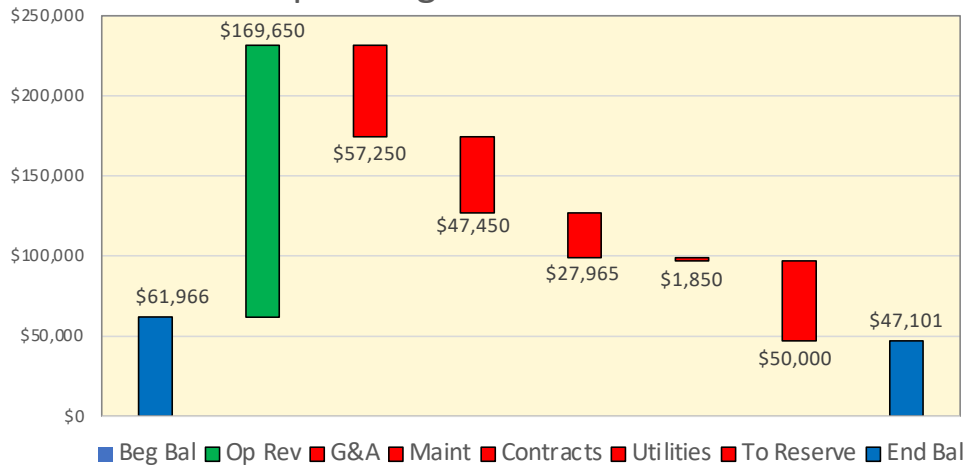
# Profit & Loss Statement 2024

Operating surpluses supplemented by Capital Assessment have enabled higher spending on buildings 2023-25 while maintaining strong cash balance.



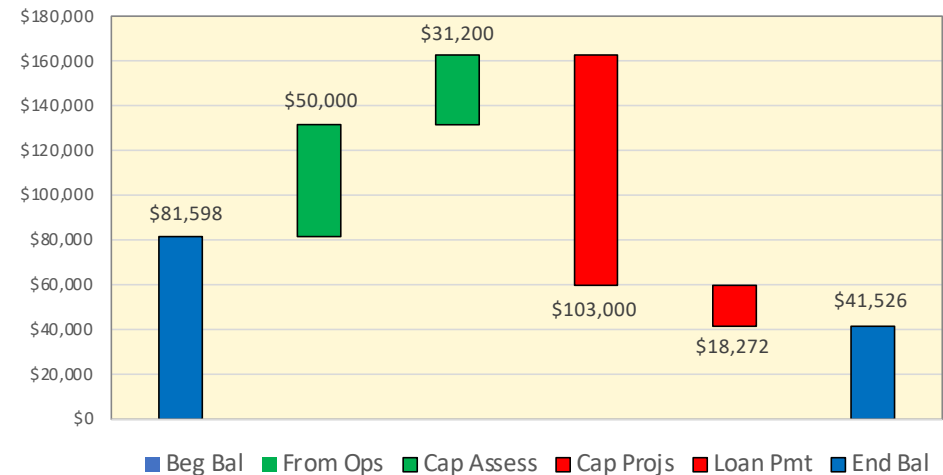
# 2024 Cash Balance Changes (Forecast)

## Operating Account Cash Flow



Income	\$169,650
Op Expense	(\$134,515)
To Reserves	(\$ 50,000)
Gain from Ops	(\$ 14,865)

## Capital Reserve Account Cash Flow

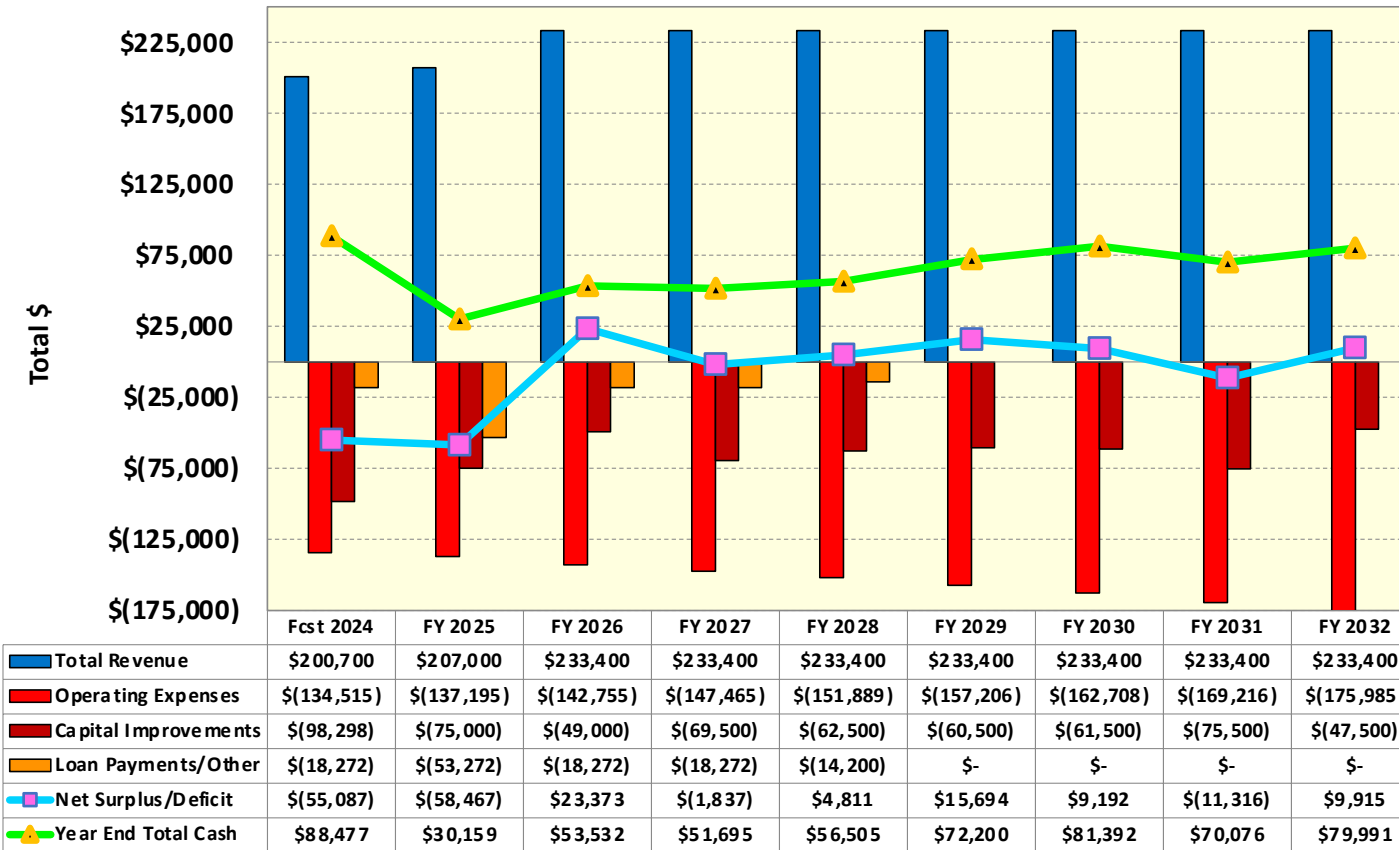


Income	\$31,200
From Ops	\$50,000
Capital Spending	(\$103,000)
Reserve Change	( \$35,370)

*Ending Total Cash      \$ 88,627*  
*Change in Total Cash \$(54,937)*



# Long Term Financial Outlook



## Key Finance Changes:

- **Early paydown of loan** in 2025 based on cash position and to capture interest savings.
- **Assessment increase in 2026** of \$550 (\$137.50 quarterly) offsets inflation and funds continued capital investment.



# Capital Improvement Priority List

## Near Term

- Painting
- Chimneys
- Foot bridge
- Stairways
- Trees

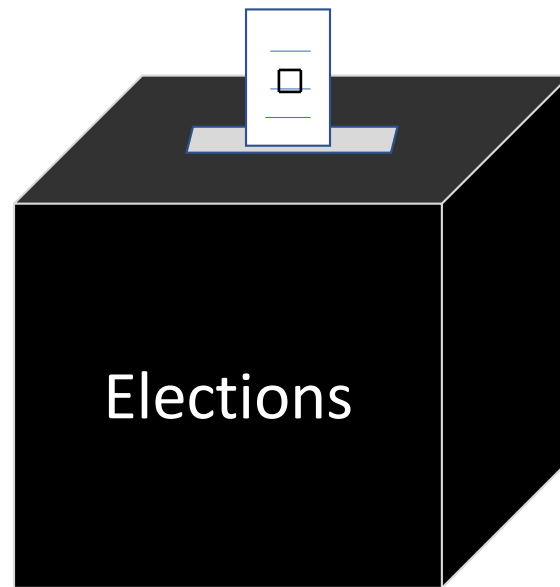
## Longer Term

- Gutter upgrade
- Irrigation/Landscape
- Paving
- Restart Paint Cycle
- Monitor roof condition





# Questions?



## Election of Board Members

- Terms expired for two positions
- On the ballot:
  - ☐ *Patty Muehling*
  - ☐ *John Brubacher*
  - ☐ *Nominees from the floor?*

## Member Request for Common Element Modification

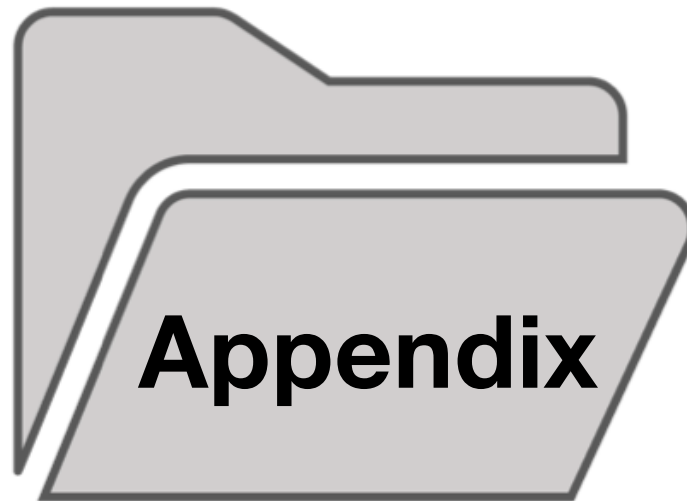
- Request is to expand patio at rear entrance beyond footprint of rear deck
- Master Deed requires majority vote on owner requests for Common Element changes

“...the majority of the ownership interests present or represented by proxy at a meeting in which a quorum is present is necessary for any measure voted upon by the members.”

“A quorum at members’ meetings shall consist of persons entitled to cast ten percent of the votes of the entire membership, whether in person or by proxy.”

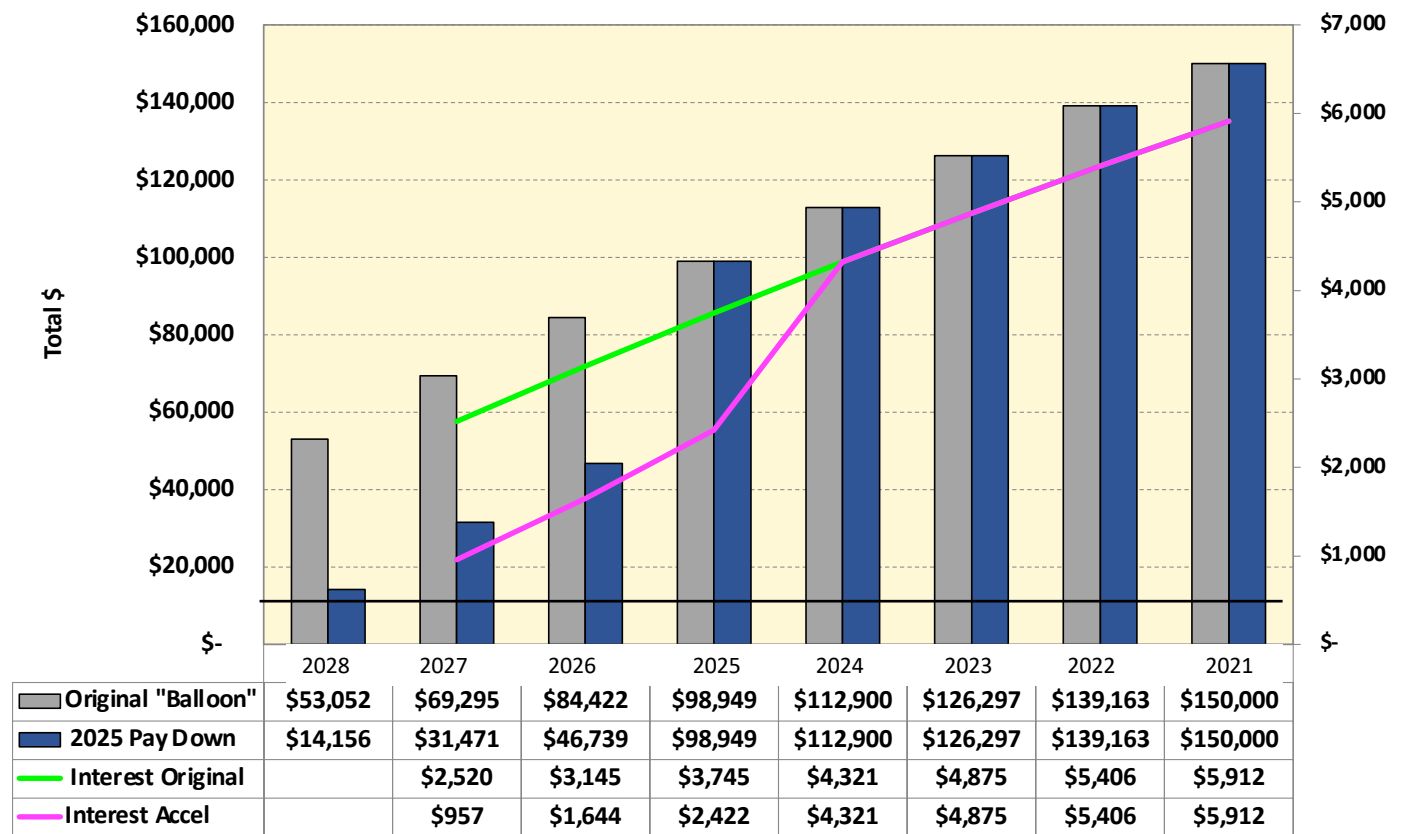
# Thank You !





# Comparative Loan Amortization

Paying down  
\$35,000 in principal  
in a 2025 yields  
overall interest  
savings of \$4,520



# Capital Project Forecast

