

**MARINA VILLAS ASSOCIATION
BOARD OF DIRECTORS MEETING
JANUARY 26, 2018**

PRESENT:

Janet Hutcheson, Elaine Rich, Gary Ferguson were present, Susan Dougherty by phone
Diane Lee and Geig Lee (FPM)
Tom Ziegler (Guest)

MINUTES:

A motion was made to accept the minutes of the November 17, 2017 meeting by E. Rich and the motion was seconded by J. Hutcheson.

FINANCIAL REPORT:

B. Dougherty discussed the year end budget and stated the balances of both accounts total around \$72,455.09. The board is planning to re-roof the final 4 roofs this summer.

Owners may view the 2018 budget on the Marina Villas website.

CONDO ASSOCIATION MEETING:

E. Rich stated marketing issues were discussed to include condos and townhouses. Rich is drafting a listing to include information on the Marina Villas Community.

WORK ORDERS:

G. Lee discussed several work orders that are outstanding and completed. E. Rich mentioned the insulation at her unit is falling down in the crawlspace. Lee stated crawlspace inspections will begin in the near future and will be done every 2 years. Dryer vents, junction boxes and condensate drains will be inspected at this time. After discussion, E. Rich made a motion to go ahead and inspect all units once a year. J. Hutcheson seconded this motion and the motion carried.

G. Lee discussed the need to install carpenter bee traps next month.

TREES:

G. Lee discussed an owners concern regarding a pine tree on the back of units 122/124. The owner is concerned that the roots are growing towards the house. Lee assessed the tree and has asked for a quote to remove the tree. A decision to remove the tree has not been made.

LONG RANGE CAPITAL IMPROVEMENTS:

J. Hutcheson stated 11 units sold last year creating some additional building repairs. The total spent on building repairs was \$29,178.29. G. Lee mentioned many decking repairs added to this cost.

The Board discussed the bridge repairs at length. The Board agrees that the bridge repairs are a problem and will be expensive to remedy. The Board will continue reviewing the bridge work needed and G. Lee will continue working on options. A committee will be formed to determine a plan of action.

DRAINAGE:

G. Lee discussed an erosion problem on East Blue Heron due to trees being removed. Lee suggest using rip rap or mulch to stop the erosion. E. Rich suggested to have Geig get a price for both.

FIREPLACE INSPECTIONS:

G. Ferguson stated all fireplace inspections have been completed and owners have been notified of the findings. The Board thanked G. Ferguson for all of his hard work.

INSURANCE AGENT:

Due to two issues with our current insurance agent, the board is looking into changing agents. We may have to wait until the current policy renewal period. Diane Lee is checking on this for us.

NEW BUSINESS-

WATER LEAKS:

G. Lee stated the water leak on Cove View was on KKUS side.

AUDIT:

J. Hutcheson and B. Dougherty audited the Marina Villas Homeowners accounts at Foothills Property Management and found everything to be in order.

CAR COVER:

The Board discussed the use of car covers. J. Hutcheson and E. Rich will write up guidelines for owners to be presented and voted on at the February meeting. We will also check with C.A.R.E. to insure their guidelines are met.

PLANTER BOXES:

This issue is tabled until after bridge work is completed.

DOWNSPOUTS/BACK GUTTERS:

G. Lee stated gutter cleaning has been a good preventative measure. G. Ferguson will be inspecting for clogged drains.

PLANNING OF POT LUCK:

The Board has formed a committee for planning future Marina Villas gatherings. Pat Williams, Mary Wendorf, and Vicki Weiss have volunteered. The next pot luck is set for February 24, 2018.

SOUTH MARINA DECKING PROJECT:

KKPOA has plans to redo the deck at the boat dock beginning in October 2018.

The meeting went into executive session.