

MARINA VILLAS ASSOCIATION
BOARD OF DIRECTORS MEETING
JANUARY 21, 2022

Present: John Brubacher, Bob and Susan Dougherty, Patty Muehling and Steve Rosenberg

FPM: Diane Lee, Geig Lee

YTD Financial review: B. Dougherty discussed the new format for 2022 budget. Dougherty stated a lot of prepayments were made in December 2021 for 2022.

A special assessment of \$650.00 is due June 1st, 2022. S. Rosenberg will draft a letter of explanation to owners.

2022 Major Initiatives: Maintenance:

Crawlspace water lines: G. Lee discussed the repair of spliced water pipes at 321 and 327 Cove View. Pipes were replaced from the meter to copper to pipe. G. Lee stated crawl space inspections will occur in January and February, he will also be inspecting for water intrusion at the foundations.

Dryer vents: Lee has identified 4 dryer vents in need of repair. 126/128 dryer vent has been completed. G. Lee and the BOD will discuss which repair should be completed next and the cost.

Chimneys: 334/128 chimneys will be sealed as soon as the weather improves.

Trees: Tree removal is scheduled to begin February 9th. Residents will be asked to move cars. Due to large trees a crane will be used. Tree work will take 4 to 5 days.

Landscape: The Board was in agreement that MerryScapes did a great job with the stone. Bushes and trees could be installed after the tree work. Junipers should be removed now.

Window and deck cleaning: G. Lee stated window cleaning will be done once the pollen falls. Front deck cleaning will occur in May. P. Muehling will contact Shiny Blinds to arrange the window cleaning.

Punch list:

- J. Brubacher will follow up on parking.
- Gutters and sealing.
- Noel and John's unit- deck boards.
- 108 (Jim Hickey) - degraded deck boards on rear deck- wood rot.
- Walk around in March.

Social Event: Friday, March 18, 2022 from 6 p.m. till 9 p.m. located at the North Marina.

Ongoing Business:

Rental Unit Update: P. Muehling stated there are 9 units in the rental program. Muehling proposes rules being placed on the doors or in the units.

P. Muehling will check with KKPOA on installing Pet Stations on Cove View.

Resident Communications Process: Controversial items will be addressed by the BOD through the MV Gmail account. Quarterly updates will be sent to owners.

Approve December minutes: The December minutes were approved by all.

February 2022 meeting: February 18, 2022 at 9 a.m.

Adjourn: The meeting adjourned.