

## **Marina Villas HOA BOD Minutes – 01.14.25**

**Attendees – Steve, Geig, Patty, John, Janet, Susan (absent) Bob**

### **Financials**

We are successfully tracking to budgets in all areas.

Capital Budget - It was agreed that we will pay down the Bridge Loan to save on interest. It was approved to make a \$35K payment in January.

Operating Budget - We confirmed we have money appropriated in the operating budget for the projects listed below. Any new projects will require a Q2 or later payment when revenues are received from the annual property owner assessment.

### **Approved Projects**

1. Complete the maintenance punch list.
2. Downed tree removal
3. Chimney rebuilds on bldg. 112, 136 in preparation for painting
4. Walkway Bridge replacement.
5. Painting buildings 110, 120, 130, 140
6. Landscape architect plan for a cohesive landscape plan throughout the community that will include irrigation needs. Recommended to consult Michael Dorn or Head-Lee
7. Asphalt maintenance for parking lots was approved for \$7950. Must be coordinated with KKPOA road paving.

### **Future Projects**

The following is a list of projects that have been discussed and being considered for completion. No priority or approval to start the projects due to funds availability.

1. Possible water and mold issues in Bldgs. – 132, 136, 134, 138. May require plant removal and reworking the swale with new river rock. Further testing is required.
2. Dryer vent cleaning. Clogged vents are a fire hazard. Many require cleaning asap. Once quote is received, we'll determine options for funding the work.
3. Landscape Mulch. Need to mulch areas that were not done last year.
4. Tree inspection discovered a few trees in need of removal due to disease or wind damage
5. Landscape improvements – a multi-year budget will be prepared once the architect plan is approved. Updates to landscaping will be done in a phased approach as budgets permit.
6. Replacement of current wood moat steps with concrete and black powder coated handrails. – Geig to get a quote.

## **General Updates**

John advised that KKPOA will be adding a 3<sup>rd</sup> concrete pad and picnic table to the South Marina.

## **Tabled – For future discussion/Updates**

- **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.
  - Cost for dryer vent cleaning