

MARINA VILLAS ASSOCIATION
BOARD OF DIRECTORS MEETING

December 7, 2018

Present: Gary Ferguson, Janet Hutcheson, Susan and Bob Dougherty, Lorra Tassin, and Elaine Rich

Geig Lee and Diane Lee (FPM)

Minutes: E. Rich typed the minutes from the October meeting and will send the final approved minutes to Lisa Bisuel . E. Rich motioned to approve both sets of minutes. The minutes were approved unanimously.

Financial Report: B. Dougherty reviewed the financial report. Marina Villas has more income than expected due to new owner transfer fees.

The Board then discussed the 2019 budget at length. Trash will have a 5.5% increase in 2019. G. Lee will develop a spread sheet for future repairs up to 7 years out. Ground improvements are budgeted at \$5,000.00 however, L. Tassin would like for it to be higher. Tassin is concerned about dead tree removal. L. Tassin stated Merry Scapes recommended hiring an arborist. After discussion, the Board decided to wait to approve the 2019 budget. G. Ferguson will get numbers together and send them to B. Dougherty.

The Board then discussed lighting. After discussion, the Board decided to take a community survey on lighting. Moving forward “transfer fees in reserve are used for future repairs and/or replacement of common property”. The Board stated the special assessments were extended in 2013 and would like to alleviate “special”. E. Rich motioned to change the name of the special assessment to “capital improvement fund”. J. Hutcheson seconded this motion and the motion carried. The motion passed unanimously. The Board motioned that the \$21,600.00 surplus be moved to the capital fund at yearend. The motion passed unanimously. E. Rich made a motion to open a no interest, no service fee checking account for the Capital account and close the savings account. J. Hutcheson seconded this motion. The motion passed unanimously.

Condo Association Meeting: E. Rich reported short term rentals are up. J. Hutcheson has an updated rental list. Per the marketing committee, there are 30 homes for sale and many lots for sale. Harbor Lights and Marina Villas will be recycling in 2019. Trash pickup is only done Monday thru Friday and on all holidays except for Christmas.

Work orders: G. Lee reviewed the list of completed and ongoing work orders. The Board discussed the repair list at length. The Board of Directors are taking a proactive approach and conducting walk thru's of the property. This ultimately will save money in the future and other items will be added as needed. Decks are normally owner responsibility but the HOA has taken over in order to maintain uniformity. Multiple chimneys have experienced water intrusion and holes. Currently, there are 10 chimneys needing repair.

Dryer vents: The Board discussed dryer vents at length. Geig reported that the association has covered repairs to the vertical run in the past.

Window cleaning: The window cleaning has been completed.

Bridges: The bridge discussion will reconvene.

Fireplace letter: G. Ferguson will give the letter to E. Rich for distribution.

Fall mulching/old and dead juniper removal: L. Tassin discussed several landscaping issues needed attention such as:

Pulling weeds and mulching

Removal of old and dead junipers

Mulching needed near 323 Cove View

Estimates of desired work can be obtained from Merry Scapes.

Pest Control: D. Lee discussed issues with the current pest control provider. After discussion, G. Ferguson made a motion to with to Priority Pest Control beginning January 1, 2019. The motion passed unanimously.

Light bulbs: Bulbs that provide softer light should be used in bridge lights. The bright white bulbs should not be used.

HVAC pads: G. Ferguson will send a note to owners concerning the value of having a solid, level surface under the HVAC units.

Trees: G. Ferguson will ask that CARE take a look at the trees on 148 E.B.H, 245 Marina, and the sourwoods at back of 102/104. L. Tassin asked that a copy of the tree report to be sent to her.

Walkpath lighting: J. Hutcheson will get more information on solar lighting.

New owner packets: G. Ferguson and J. Hutcheson worked together on the new owner packets. Moving forward, closing attorneys will be issuing the new owner packets.

NEW BUSINESS:

Community work day: After discussion, the Board decided the work needs to be completed by Merry Scapes. S. Dougherty mentioned installing new steps, she will get BOD approval as well as CARE before work is done.

Shallow trench adjacent to asphalt above Coveview: G. Lee stated this work had been done a year ago. He will look at it and determine what needs to be done.

Catch basin: G. Lee stated the catch basin near Unit 311 will be completed in the near future.

KKUS water issues: The Board discussed water meters and that they are hard to identify.

The meeting went into Executive Session at this time.