

Marina Villas HOA BOD Minutes – 9/10/24

Attendees – Steve, Geig, Patty, John, Janet, Susan, Bob

Financials

We are successfully tracking to budget. Financials report indicates everything on track as planned. We have 5 property closings that added \$7500.00 to our revenues.

Decided we will not spend a planned legal budget of \$5000. Discussed possibly reallocating this to tree uplighting.

Geig estimates he will send us additional invoices of \$3500 for work completed but not yet invoiced.

Maintenance:

Plan to paint one more building this year, possibly to start this week.

One more chimney to be done...units 122/124...before year end

Leaves 6 chimneys to be completed over the next three years.

Gutter cleaning – propose adding a fourth cleaning to schedule targeted for – Jun/Sept/Nov/Jan to be more effective.

Bldg. 321 – Priority south side fascia board has come apart and needs to be addressed. Will require scaffolding. Exposes interior to expected rain and must be addressed asap.

Need clarity around road responsibility with KKPOA. We need a paving company to give us an estimate for our needs re-striping and potentially sealing. Geig is seeing a 75% increase in asphalt since covid. Mark Dahill will be responsible person to identify KKPOA responsibility.

Improvements:

Lighting – Low volt lights will be installed on sidewalk behind EBH buildings. BOD decided on flush mount on sidewalk potentially with up lite for trees depending on additional cost. Lighting provider to meet with BOD on Friday 9.13 to finalize style, costs and schedule.

Landscaping - John to create maps for planned landscaping and irrigation changes. Will be a multi-year plan. Need to get contractors to estimate new landscaping plans. Reach out to Club Cottages to ask for contact of people they use. John to provide landscape maps providing zones and maintenance plans and upgrades in landscaping including irrigation. Plan will be segmented to our annual planned budget and we will manage improvements to budgets similar to what we have done with chimneys.

Geig estimates we have 65 species of plants in our environment.

John will distribute map and BOD will walk around to understand recommendations.

Geig to help perform testing of our current irrigation system and change water schedule to daytime morning hours. Prefer to operate 8:00 am. Current water bill indicates that irrigation is working in some areas.

Gutters - Geig recommending we plan to add 6" gutters as we re-roof buildings in the future. Current gutters are in bad condition and patched together and don't serve well.

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.

Annual Meeting Topics

Annual Meeting date tentatively set for Nov 8th, or backup date 15th. Subsequently settled on Nov. 7 in North Vista Room of the Club based on room availability. Format of the meeting will be Meeting first, dinner after.

Potential Topics:

- Long term budget impacts – need to fix drainage & landscape remediation, sidewalk walkway bridge overhaul, new sprinkler system to serve new landscaping plan (current irrigation is not sufficient and is no longer serviceable)
- Current year accomplishments
- Proposed Zone Landscaping Plan
- Will need to consider adding dollars to our landscaping maintenance budget to maintain new proposed landscaping.
- High level topics for Yr end. Meeting Nov. 8th.
 - Paving and relining. Would like to do crack filling and relining only.
 - Shoreline on Coveview. Add this to a future Watch list item. Respond as needed.
 - Landscaping and irrigation per Johns BOD approved plan
 - Improving current wood moat steps with concrete stair replacements. Need estimate...thought to be \$5K per each 20 ft long segment. Recommended to add black powder coated aluminum handrails mounted on the concrete. We will standardize on tread size as new ones are installed and replicate as old walkways are replaced. Plan to do steps on side of 320 asap as early as this year
 - Drainage repairs, costs, and responsibility
 - Insurance cost increases
 - Alert people of an upcoming increase in HOA fees in 2025
 - Re-election of open positions

Updates -

- Steve feels community has a Lack of compliance with renovation requests. Geig assures all are coming through him for approval. He will begin to provide BOD with a copy of the approved reno request for awareness.
- John is working with KKPOA to add a 3rd platform for picnic area.
- **October meeting – 10/9th at 9:00 am**