

MARINA VILLAS ASSOCIATION
BOARD OF DIRECTORS MEETING
APRIL 26, 2019

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

Geig Lee and Diane Lee (FPM)

Guest: Bill Epstein (332)

Bill Epstein renovation: Epstein has received approval from KKCare to have a sidewalk constructed beside Unit 332. G. Lee discussed issues with erosion between units 315 and 332. Epstein has requested the water issue be controlled prior to sidewalk installation. G. Lee confirmed this location is a high priority area. A discussion followed on how to correct the water issues, G. Lee estimated the cost to be around \$800. S. Dougherty made a motion to approve drainage pipe installation to correct erosion. J. Hutcheson seconded this motion and the motion carried. Mr. Epstein was advised to submit detailed design plan to Foothills Property Management (to be reviewed with G. Ferguson) to obtain MVA approval of the sidewalk installation. Mr. Epstein was reminded that long-term maintenance of sidewalk will be the owner's responsibility.

Financial Report: B. Dougherty reviewed the financial report. The 2019 forecast looks great. Marina Villas is in a good cash position looking at the budget. The board decided to meet in June to discuss the 8-year plan.

Approval of minutes: J. Hutcheson made a motion to approve the minutes from the March 15, 2019 meeting. E. Rich seconded this motion and the motion passed.

Condo Association Meeting: E. Rich stated the meeting was not held this month.

Work orders: G. Lee reviewed the list of completed and ongoing work orders (see attached list).

After a brief discussion, G. Lee will provide a prioritized list of 2019 calendar-year repair plan, including repairs already completed.

Old Business:

24) Trash bins: G. Ferguson stated 2 recycle bins will be in position next week.

27) List of Condos with original fireboxes: L. Bisuel will mail the informational letters from the County and the Marina Villas cover letter out with the next billing.

29) Structural Evaluation Bldg. at 122 EBH: G. Ferguson stated the unit has sold. The building was evaluated, and no structural issues were found.

6) Landscaping/MerryScapes (Lorra): Potential landscaping updates, including planter boxes were discussed. Further discussion deferred.

1) Dryer vent inspections: G. Lee stated there are 3 buildings left to inspect.

7) Lights at door: G. Lee stated the front porch lights have been installed, project complete.

11) HVAC pads: The issue is deferred.

13) Tree removals back of 102/104: J. Hutcheson made a motion to remove 4 trees behind 102/104. L. Tassin seconded this motion and the motion carried. G. Lee will evaluate a tree at Unit 332 for removal as well.

15) New owner packets: J. Hutcheson is maintaining new owner packets, member of the board will distribute to new owners directly or through closing attorney upon condo purchase.

19) Repair to CB at Cove View: G. Lee stated the repair has been completed.

20) Roofs over lower deck: Any roofs installed over the lower deck is the owner's responsibility. G. Lee to evaluate existing roofs, not a priority.

21) Gutter plan: Gutters above top unit rear decks discussed, including implementing a trial installation of gutter guards on one unit to assess the reduction in potential water intrusion issues around the rear sliding glass doors. J. Hutchinson offered to cover the cost of the gutter guard on Unit 138 E. Blue Heron and have Gaines Hutchinson to monitor the effectiveness of the guard. E. Rich made a motion to approve J. Hutchinson's gutter guard trial. L. Tassin seconded this motion and the motion carried.

28) Oak tree dying in front of 205/207 EBH: G. Lee will monitor the oak tree.

Update on insurance follow up:

- 1) Insurer notified that there are 4 units rented short term.
- 2) Fireplace inspections were provided to insurer.

New Business:

20) Evaluate bridges: Some owners requesting painting of bridges, G. Lee notes that he has not allocated resources to painting bridges since old wood on bridges unlikely to hold the paint. Board agreed that owners can clean and paint theirs if they choose to do so.

21) Moving POD for 126 EBH: The Board approved temporary parking of the moving pod for Unit 126.

22) Inspection report review on 126 EBH: G. Lee stated fungal growth found under the front bedroom is getting tested. G. Lee will evaluate cleaning the affected area once results are available.

25) Handrail at sidewalk steps between 122 and 118 EBH: E. Rich made a motion to attach the handrail to posts at 118/122. G. Ferguson seconded this motion and the motion carried.

16) Develop list of owner improvements: E. Rich is working on the list.

18) Renovation request initiated and approved by Foothills and KK CARE for renovation of 132 EBH: Foothills has approved the renovation request for Unit 132.

23) Sewer line backup issues behind 315/317 Cove View: G. Lee stated the lines have been marked and the new lines approved, waiting on plumber. Lee will follow up with plumber next week.

Meeting went into executive session.