

**MARINA VILLAS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
JANUARY 8, 2016**

**PRESENT:**

Susan & Bob Dougherty, Janet Hutcheson, Elaine Rich, Lisa Thomas and Pat Williams (MVBOD)  
Geig Lee and Diane Lee (FPM)

**CALL TO ORDER:**

J. Hutcheson called the meeting to order.

**MINUTES:**

S. Dougherty made a motion to accept the minutes from the December 11, 2015 meeting as written. B. Dougherty seconded this motion and the motion passed.

**FINANCIAL REPORT:**

B. Dougherty stated Marina Villas is in a good position financially. He discussed the proposed 2016 budget at length. After discussion, E. Rich made a motion to approve the 2016 budget. L. Thomas seconded this motion and the motion passed. L. Thomas will post the new 2016 budget on Marina Villa's website. G. Lee is currently developing a 3 to 5 year plan to include roofing, painting and other capital improvements.

**WORK ORDERS:**

G. Lee discussed open work orders that are ongoing as well as repairs that have been completed. G. Lee stated the crawl space inspections and gutter repair have begun. Wood rot evaluation is on hold until the planter box modification is shown to be working. The painting of all exposed wood will begin in the spring. G. Lee discussed issues with wood rot as well as mold and moisture issues. Geig stated that re-roofing 2 of the units on Cove View is being planned out now. He will be checking nail pops and gradual wear to decide on where to begin the roof replacement.

**OLD BUSINESS:**

G. Lee discussed the gutter cleaning schedule. The first heavy cleaning will occur in January. Then a second heavy cleaning in May (after pollen) and then a light cleaning in the Fall. The Board discussed the possibility of quarterly cleanings. After this discussion, E. Rich made a motion to install 6' gutters on 8 buildings and to clean the gutters quarterly. This motion was seconded by P. Williams and the motion passed.

**LANDSCAPING:**

The Board discussed the planter box modifications. After this discussion, the Board requested an estimate to remove the planter boxes.

The Board discussed winter work and landscape improvements. They also discussed the irrigation system. Currently, the system is working but there is still issues. G. Lee presented the two estimates for the irrigation system update to the Board.

Estimate #1 - Building 142- \$475.00 to replace the controller, 2 rotors, 1 valve and nozzles.

Estimate #2 - Janet's building - \$296.00 to replace a valve, battery and 7 nozzles.

After discussion, E. Rich made a motion to approve these 2 estimates. P. Williams seconded this motion and the motion passed.

The Board discussed the tree removal, G. Lee stated the trees that were requested to be removed have been removed. Liriope will be installed in front of 102 through 128 E. Blue Heron.

P. Williams discussed the pot luck dinner that will be held on January 30, 2016 in the Lakeview Room. L. Thomas has printed the invitations and P. Williams will be mailing these out.

#### NEW BUSINESS:

G. Lee discussed the landscaping plan for the entry area. G. Lee will meet with the landscaper and bring the two proposed plans for the entry area to the February meeting.

The Board discussed the signs. After discussion, it was decided that E. Rich will discuss the signs at the next condo meeting.

The Board discussed the five year maintenance plan. Roofing has been moved up and G. Lee stated he has an estimate on replacing the roof with 30 year architectural shingles. G. Lee will obtain more estimates and present them to the Board.

The Board discussed the management agreement between Marina Villa and KKPOA. Jim Hickey will be invited to attend the next Board meeting to discuss.

The meeting went in executive session at this time.

