

MARINA VILLAS ASSOCIATION
BOARD OF DIRECTORS MEETING

December 14, 2022

Present: Steve Rosenberg, Patty Muehling, Susan and Bob Dougherty, John Brubacher

FPM: Geig Lee, Diane Lee

Financial Report: YTD P&L and Major Project Review:

B. Dougherty reviewed the yearend for 2022 budget and presented the 2023 budget. Maintenance fees will remain at \$900.00 per quarter. An assessment of \$650.00 will be due May 1, 2023 to fund future repairs.

Maintenance:

G. Lee discussed ongoing maintenance. Chimney chases were discussed. 27 items on the maintenance punch list have been started or completed. There was discussion of the method used to repair front window trim and the fact that the wood used does not match the existing trim. Geig will review this; we may need to redo the repairs using cedar to match the existing trim.

Lee stated river rock is needed at Unit 128 due to water intrusion. There was discussion of the cost to install river rock in the moats and agreed to reconfirm. G. Lee will review the Merry-scapes quote to see if grading is included.

There was also discussion of downspout at building 350. Lee will determine if they can be re-connected underground.

To save the association money, the Board of Directors decided to consider owner participation and rebuild the retaining wall without outside contracts. Bob Dougherty, John Brubacher and Steve Rosenberg will reassess the bank and decide.

G. Lee discussed painting and cost; he stated the painters can begin prepping the ends before the weather gets good enough to paint. Goal is to complete painting by summer. The Board is still awaiting final painting quotes.

The Board discussed ways to improve appearance of front foundation walls and planters. S. Rosenberg stated cost are not included in this year's budget. Board needs to investigate options to repair cracked front foundation and planter walls prior to painting

Chimney replacements will continue and 3 will be completed in 2023.

The Board discussed multiple varmint holes under soffits. G. Lee stated once scaffolding is up, the holes will be repaired.

Annual meeting follow-up:

S. Rosenberg will be updating the Marina Villas Handbook.

A discussion was held on installing hookups for electric vehicles. This discussion was put on hold to wait resident to submit a renovation request

The Board agreed to begin keeping records of any improvements made to the common areas to make sure owners know their responsibilities with any changes.

The Board discussed the importance of communication with owners. Minutes and meeting dates will be added to the Marina Villas webpage as they become available.

Next Board meeting date:

Friday, January 20, 2023 at 9 a.m.