

**MARINA VILLAS ASSOCIATION
BOARD OF DIRECTORS MEETING
FEBRUARY 23, 2018**

PRESENT:

Janet Hutcheson, Elaine Rich, Gary Ferguson, Susan Dougherty
Geig Lee (FPM), Sanford Ware (Sheets,Hogan,Freeman,and Phillips)
Tom Zeigler and Mary Wendorf (Guests)

MINUTES:

A motion was made to accept the minutes of the January 26, 2018 meeting by Gary Ferguson and the motion was seconded by Susan Daugherty, the motion passed unanimously.

FINANCIAL REPORT:

B. Dougherty discussed prepaid maintenance fees and upcoming expenses. Capital expenditures were discussed as well as how they affect the reserve account.

Condo Association Meeting:

Meeting will be held on March 19.

WORK ORDERS:

Multiple chimney and siding repairs were discussed by G. Lee. Results from the first round of crawlspace inspections were discussed. It was determined that the preventative steps to eliminate water intrusion into the crawlspaces have seen positive results. Lee recommended that we continue making these improvements throughout the community.

G. Lee began the discussion of drainage issues between buildings 102/108 and 112/118. It was decided that mulch and granite rip rap similar to the area between 118 and 122 would work best. G. Lee requested an allowance of \$1250 to perform this work. E. Rich made a motion that supported the request, second by J. Hutcheson and passed unanimously.

INSURANCE PROPOSAL:

Sanford Ware with Sheets,Hogan,Freeman, and Phillips presented a proposal to provide insurance coverage for Marina Villas. MVHOA's policy renews on June 1, Mr. Ware was asked to determine if there is any penalty for terminating policy prior to renewal date. D and O provisions and retroactive D and O coverage was discussed. Questions were asked regarding Mr. Ware being assigned Marina Villas insurance agent of record followed by J. Hutcheson signing a form designating him as such.

OLD BUSINESS:

BRIDGES:

G. Ferguson presented ideas, pictures, products and materials for the Board to consider concerning the ongoing issues of the possible replacement of the bridges/walkways into the buildings. This topic is of concern as the repair of the bridges continues to escalate year after year. The topic is so large it was recommended that the Board establish an Ad Hoc Committee to review all aspects of this topic with the goal to make a recommendation to the Board for consideration. Owners will be given the opportunity to request to be a member of this committee via an e-mail. The committee will be chaired by G. Ferguson.

CARPENTER BEES:

The topic of Carpenter Bees reappearing in large numbers was discussed. G. Lee was authorized to purchase traps and have them located in areas identified.

TREES:

An estimate was provided for removal of a pine tree behind 122/124. G. Lee recommended that the tree not be removed as it is healthy and poses no more risk than other trees in the area.

NEW BUSINESS:

ANNUAL MEETING FOR 2018:

President informed the Board that due to the renovation of the Club, the Annual Meeting of MV owners Association will be held in the Lakeview Room and catered by the Club Staff.

REMODELING REQUEST FORM:

E. Rich made a motion to create a standardized remodeling request form for owners to submit to Foothills for approval. Motion was seconded by J. Hutcheson and was passed unanimously.

E. Rich made a motion to add T. Zeigler to the Board. Susan Dougherty seconded and the motion passed.

M. Wendorf discussed her desire to replace the lights on the entry porches. Front door replacement was also discussed.

The Board agreed due to the upcoming bridge project there are not funds available for either of these items at this time.

Car covers were discussed at length. The Board has received 5 letters for consideration from owners who wish to use a cover on their vehicles. Susan Dougherty made a motion to allow neutral colored car covers that must be approved by the Board of Directors. Covers must be used in owner's designated parking spaces. All vehicles in the lot must have current tag and registration. G. Ferguson seconded the motion and the motion was passed.