

MARINA VILLAS ASSOCIATION
BOARD OF DIRECTORS MEETING

February 22, 2019

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

Geig Lee and Diane Lee (FPM)

- 1) Minutes: E. Rich typed the minutes from the January meeting. After discussion, J. Hutcheson made a motion to approve the minutes as corrected. L. Tassin seconded this motion and the motion carried. E. Rich will correct the minutes and email them to D. Lee.
- 2) Financial Report: B. Dougherty reviewed the financial report. There are no changes to forecast until after the 1st quarter. The Board discussed moving items currently in contingency to other categories. They will look at future areas such as bridges, lighting, painting and seal coating. G. Lee will have a capital plan and alter it accordingly. Bridge painting and pressure washing was not completed last year, roofing took priority. G. Lee will give a projection out 10 to 15 years. J. Hutcheson asked that plantings and lighting be moved under grounds improvement. Tree removal will have its own line item and be removed from contingency.
- 3) Condo Association Meeting: E. Rich stated there was no meeting this month.
- 4) Work orders: G. Lee reviewed the list of completed and ongoing work orders.
 - Units 323/327 Wash and paint left gable.
 - Unit 243 Remove old floor joist on deck above 243.
 - 352/354 Chimney needs to be reworked. This is the worst one.
 - Unit 321 Cracks have been repaired.
 - Unit 247 Replaced 3 rotted boards on deck. G. Lee stated water intrusion issues are top priority now.
 - Unit 148 as well as many other units, gutter joints on deck need sealed

Old Business:

- 1) Dryer vent inspections: Owner versus MV responsibility deferred until after inspection is completed. Lee says the dryer vent cleaning is just over half way through. It has been hard to coordinate with some owners. Lee stated about half of the vents need improvements and some will require removal and refinishing of interior walls.
- 3) Bridges: The AD-HOC committee met last week to continue the review of options for bridge replacements. G. Ferguson and G. Lee will meet to review information collected by the committee and determine next steps.
- 5) Mulching plan: Geig mentioned areas on EBH are in need of mulching. Gary and Geig to look at area and determine the extent of mulch to be added.

- 6) Landscaping/MerryScapes (Lorra): Merryscapes has completed most items on punch list, with some trimming left to do. Merryscapes expressed concern about the steps going to sidewalk between 110 and 120 building. G. Ferguson will inspect the area to determine if the issue is an owner responsibility. E. Rich suggested development of comprehensive list of owner installed improvements to common areas.
- 7) Lights at doors: E. Rich has notified committee members of the need to meet.
- 10) Building Repair Punch list: G. Lee stated that the weather has prohibited work.
- 11) HVAC pads: G. Ferguson has photos to be sent out with the write up.
- 13) Tree removals: G. Ferguson talked with M. Dahill to make sure the trees belong to MV and not KK. He also met with CARE and they agreed to approve the removal of rotted trees. CARE marked the said trees with yellow paint. E. Rich stated the tree in front of her unit has rotten pieces falling.
- 15) New owner packets: G. Ferguson handles the new owner packets as sales happen.
- 18) Shallow trench: G. Lee stated the shallow trench needs to be cleaned out as well as the catch basin.
- 19) Repair to CB at Coveview: G. Lee stated he is waiting on better weather.
- 20) Roofs over lower deck: G. Lee will inspect at walk through.
- 21) Gutter Plan: G. Lee, G. Ferguson and G. Hutcheson reviewed an upgrade to 6" gutters at front. Although they will improve downspout drainage, they still won't handle all the water.
- 22) KK dock: G. Ferguson asked for the courtesy dock on the left of the area be addressed due to the erosion being so bad. KK will be installing rip rap as well.
- 23) Long range projection: G. Lee reviewed items that will be occurring such as sidewalk washing, pressure washing. L. Tassin suggested power washing be done in the Fall, prior to window washing.
- 24) Trash bins: G. Ferguson and J. Hutcheson discussed the trash bins at 352 Cove View staying full and the need for one more can near the shoreline. After discussion, G. Ferguson agreed to procure a new trash bin near 338/342.
- 25) Bird feeders: The Board discussed issues with bird feeders attracting rodents. G. Lee suggested using Suet feeders instead to lessen the problem.
- 26) Management agreement with KK.: G. Ferguson to facilitate a review of content by J. Hickey with MV board members.
- 27) Propane tank bases: The Board discussed the bases and enclosures. CARE is concerned and stated tanks need a substantial base. Tanks should be removed if not being used. G. Ferguson to draft letter to be included with the HVAC pad letters.
- 28) Window request: Foothills reviewed window replacement request for Unit 104; request approved. The meeting went in Executive Session.