**MARINA VILLAS ASSOCIATION**

**BOARD OF DIRECTORS MEETING**

**JULY 1, 2016**

PRESENT:

 Janet Hutcheson, Elaine Rich, Lisa Thomas, Pat Williams and Susan Dougherty (MVBOD)

Geig Lee and Diane Lee (FPM)

Bob Dougherty (Member)

CALL TO ORDER:

J. Hutcheson called the meeting to order.

MINUTES:

E. Rich made a motion to accept the minutes from the May 13, 2016 meeting as written. S. Dougherty seconded this motion and the motion passed.

FINANCIAL REPORT:

B. Dougherty reviewed Marina Villa’s budget. He stated all income and expenses are in line. Grounds improvement and repairs are under budget. The Board discussed the budget and re-roofing process. The Board looked at long range finances in detail with projections of expenses out through 2024. Expenses of reworking the bridges and repainting the buildings in later years would cause a shortfall unless we consider raising the fees. Initially a $150 per quarter increase was considered. We will run other options in the spreadsheet and make a proposal at the September board meeting.

 The Board will discuss finances further at the annual meeting being held October 14, 2016.

WORK ORDERS:

G. Lee discussed work orders that are complete and ongoing.

OLD BUSINESS:

Paving: G. Lee stated that the estimate for paving the parking lot, excluding the loop at the end of East Blue Heron, is $24,360.00. Lee recommends removing the speed bump on Cove View. Lines will be painted by MV after paving.

Roofing: The Board discussed the re-roofing at length. After discussion, E. Rich made a motion to re-roof 4 roofs this year. P. Williams seconded this motion and the motion passed. G. Lee will discuss the warranty at the annual meeting.

Gutter installation update: G. Lee stated the gutter installation is scheduled to begin next week.

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Window washing: G. Lee reported the window washing is complete. Slider doors and patio doors in sunroom can be cleaned for an extra fee. Owners would need to contact Foothills to schedule.

Planters: G. Lee discussed the work on modifying the planters. Three have been modified and the cost with the lines and drain assembly is $600.00 to $650.00.

Gutter cleaning: G. Lee stated gutter cleaning is in progress. Five units have been done.

Landscaping: G. Lee discussed the landscaping projects that are ongoing. P. Williams mentioned irrigation is not working in some areas. The Board discussed possibly changing to a drip system to save water. J. Hutcheson will discuss this with Lisa @ Merry Scapes. S. Dougherty mentioned the trees near Unit 104 are very large and too close to the building. Also at Unit 344 a tree at the rear that has roots growing up at the building. G. Lee will take a look at both and make recommendations. P. Williams suggested contacting Fire wise to request tree trimming and the removal of dead limbs on trees.

Plantings to block pump on Cove View: The Board discussed options for adding plantings to block the pump on Cove View.

Webpage: L. Thomas has redone the webpage and everyone agrees that it looks great.

Sign update: The CARE committee is considering adding No Trailer Parking signs near the boat ramp.

Insurance: J. Hutcheson reported after receiving an estimate for another insurance company the Board has decided to stay with Travelers Insurance.

Picnic: P. Williams discussed the upcoming picnic. Currently, she has 36 attending. She would like to thank Dan and Ann French for volunteering to bring chairs.

At this time the meeting went into executive session.

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