

**MARINA VILLAS ASSOCIATION  
2020 ANNUAL MEETING  
OCTOBER 30, 2020**

**Call to Order:** G. Ferguson called the meeting to order. Ferguson introduced Geig Lee, and Diane Lee of Foothills Property Management, and current Board members present.

**Establish Quorum and Welcoming Comments:** G. Ferguson stated a quorum was established.

G. Ferguson introduced new Marina Villa's owners.  
Bob and Leslie McCormack (207)  
John Brubacher (358)  
Patty Muehling (116)  
Mary and Sally Proctor (247)  
Steve and Nancy Rosenberg (148)  
Gary Elg and Joann Bloomberg (136)  
Julie Thomas (106)

**Property Manager's Report:** G. Lee reviewed duties of the management company and the Board of Directors.

Lee stated crawlspace inspections have been completed this year and will continue to be done at least once a year. Upon inspection, foundation and downspout drains were way too small. 75% have been upgraded although we still experience runoff issues.

Gutter cleaning has been increased from 2 to 3 times a year. Old dryer vents were inspected and upgraded to clean vinyl vents.

Chimneys have been inspected and rated from good to bad. Many chimneys have been reworked. A total of 11 chimneys will be done by yearend.

Front door painting is ongoing.

**Financial Report:** The current financial report was presented by B. Dougherty. He discussed current financial projects and accomplishments with a consistent revenue trend. Revenue exceeded budget and remains consistent with trend of over budget performance. Transfer fees are running higher than anticipated.

Expenses are anticipated to be down primarily due to lower repairs. This stems from deliberately putting off non-essential bridge repairs. A surplus is anticipated to enable a continued strong cash position. There were minimal capital outlays (less than \$2K). The Board is developing a 7 year plan regarding anticipated capital outlays focusing on the Bridge Project.

There have been 8 sales this year and prices range from \$165,000.00 to \$284,900.00. Transfer fees have contributed to higher surplus and increased cash balances.

**President's report:** G. Ferguson reviewed current projects/accomplishments.

- Window cleaning: Last cleaning was in December 2019. Target for next round is December 2020 or January 2021.
- Landscaping: "Punchlist walk" February 2021. Update needed by end of January 2021. Will be reviewing the landscape contract scope of work November 2020.
- Tree Removal: Trees are identified by residents; CARE input\approval is required for action.
- Building Repairs: December 2019 priority list- focus on chimney chases and rear decks. 2020 Punch list update is planned for November\December timeframe. The Board would like participants.
- Lakefront Improvements: KKPOA funded and managed. Focusing on rip-rap, courtesy dock and road to ramp.
- Trash & Recycling: Update from Dahill & Operations.

G. Ferguson discussed the bridge project at length.

The decision to begin now is due to:

- Safety
- Constant repair expenses
- Aesthetic appeal
- Preserve Property Values

Project considerations include:

- Scope of work
- Materials Selection
- Detailed design and PE approval
- Oconee County Building Code Compliance
- Permitting
- Contracting/Construction schedule
- Coordination
- Cost/Financing: Plan and Status

Bridge Project Financials-

Cost of the Bridge Project:

- Materials
- Construction
- Other- landscaping, lighting, etc.
- Estimated total cost: \$325K to \$345K

Funding the project:

- Current Cash- \$75,000.00
- Bank Loan- \$150,000.00
- Special Assessment- \$120,000.00

Special assessment- \$2,500.00\unit

Maintenance\Capital fee increase:

Current fees annually- \$3,250.00

Revised fees (beginning 2021) - \$3,600.00

Additional Major Capital Projects:

- Resurfacing of Asphalt Areas- 2022
- Pressure washing Buildings- 2023
- Painting Buildings- 2025

**Election:** G. Ferguson stated there are three open positions for the Board of Directors. Susan Dougherty, John Brubacher and Patty Muehling were selected to fill the open positions.

**Adjourned:** G. Ferguson adjourned the meeting at this time.