

Marina Villas HOA Board of Director Minutes – 02.19.25

Attendees – Steve, Geig, Patty (absent), John, Janet, Susan, Bob

Financials

Bob advised that we are successfully tracking to budgets in all areas.

Operating Budget - Bob confirmed we have money in the operating budget for the projects listed below, some of which have been completed but not invoiced.

Approved Projects

1. Complete the maintenance punch list. – Update: In Process
2. Downed tree removal – Update: In Progress
3. Chimney rebuilds on bldg. 112, 136 in preparation for painting – Update: Completed
4. Walkway Bridge replacement. – Update: Completed
5. Painting buildings 110, 120, 130, 140
6. Landscape architect plan for cohesive landscaping throughout the community. – Update: John confirmed that we have scheduled a walk around with the architect, Michael Dorn, on 3/20.
7. Asphalt maintenance for parking lots was approved for \$7950. Must be coordinated with KKPOA road paving. – Update: Tentatively scheduled for the week of April 7th.
8. Dryer vent cleaning. – Update: In Process.
9. Window & Deck Cleaning – Update: Patty to acquire quotes. It was recommended that we delay cleaning for buildings scheduled for painting until after they are painted.
10. Landscape Mulch. Need to mulch areas that were not done last year.

General Discussion

- There are some homeowners that have made unapproved changes that are causing damage to other units. Particularly, unapproved deck covers. Who should pay for damages if installed by the previous owner? Geig suggested a product called “Dry Below” as potential replacement for deck covers. The cost is estimated to be ~\$3500.
- Discussed potential problems for emergency access to units by Fire & Squad. Knox Box entry system was discussed as a potential solution. Janet to research the cost. We will share details with residents at the annual meeting.

Future Projects

The following is a list of projects that have been discussed. No priority or approval to start the projects have been decided.

1. Drainage and mold risk in Units – 132, 136, 134, 138. Continue to monitor via crawl space inspection. Will require plant removal and reworking the swale with new river rock. Will prioritize when funds are available, or condition worsens.
2. A tree inspection discovered a few trees in need of removal due to disease or wind damage. Will Defer until the 2026 budget year.
3. Landscape improvements – a multi-year budget will be prepared once the architect plan is received and approved. Updates to the landscaping will be made in a phased approach as budgets permit.
4. Replacement of current wood moat steps with concrete and black powder coated handrails. – Geig to get a quote. Will likely be a 2026 budget year project.

Tabled – For future discussion/Updates

- **Follow-up items for Foothills:**
 - Estimate for parking area re-stripping
 - Estimate for gutter replacements
 - Provide estimate of cost to replace moat steps at north (units 325/ 327) and south (units 321/323) of building 320 with concrete.