

# Marina Villas Board Meeting Minutes

## Meeting Details

Date: Wednesday, November 12, 2025

Time: 9:00 a.m.

Location: Table Rock Room – Event Center

Attendees: Steve Rosenberg, Patty Muehling, Susan Dougherty, Bob Dougherty, John Brubacher, Geig Lee

## Financial Review & Forecast

The board discussed the financial status year-to-date, reviewing both the budget and spending outlook. Financials are currently aligned with the budget and forecasts. Outstanding invoices have been accrued, and account balances are as anticipated.

## Assignment of Board of Directors Positions

Board positions for 2025 were assigned as follows:

- President: Steve Rosenberg
- Vice President: Janet Mulford
- Secretary: Patty Muehling
- Treasurer: Susan Dougherty
- Member-at-Large: John Brubacher

## Ongoing Business Discussions

### Embankment Behind Building 310

The board reviewed responsibility for the embankment behind building 310. It was noted that the embankment was not the responsibility of the owners and had been created over time to improve the area's appearance. The embankment is considered satisfactory in its current state, and no board action is required at this time. The board will continue to monitor the area as needed.

### Property Management Costs

John Brubacher researched maintenance fees in comparable communities to verify that Foothills is providing services at a competitive rate. The board determined that the current pricing is competitive. Geig suggested that if his attendance at every board meeting was not required, it could save approximately \$1,000 per year. The board decided to invite Geig to quarterly meetings and only meeting where his expertise is required.

### Annual Meeting Summary Report

Steve Rosenberg will prepare, distribute, and post a summary report of the annual meeting, which will also serve to close the books for 2025.

### Amendment Follow-Up

The board is still awaiting ballots from residents regarding the deed amendments. There is concern that there may be confusion about the voting process. Board members agreed to reach out to residents to clarify what is required for voting. To allow more time for compliance, the submittal deadline has been extended beyond November 14.

### Remaining Spending Priorities and Punchlist

The board reviewed the Punchlist, noting that it is shorter than it has been in a long time, thanks to Foothills. Priorities were set for the remaining items, and most are expected to be completed by year end.

**No meeting for the rest of the 2025 year.**

**Next meeting scheduled for Jan. 20<sup>th</sup> 9:00 – 10:30 Lakeview Room @ North Marina**