

Marina Villa Townhome Meeting Minutes October 1, 2016

Meeting called to order at 10:05 a.m. By Larry Graser. A sign-in sheet was provided, and it was verified that we had a quorum for the meeting. Larry showed a sample letter sent out to all unit owners as well as emailing a copy. First item of business was to approve May, 2016, meeting minutes. Motion was made by Gary Esses (198) and Ros Stevenson (188) to approve the minutes. Motion was passed. After that, Larry started the officer and committee reports:

Larry – President listed the projects completed since last meeting-

Leveling of sidewalks (\$4,000)

Restrain of side of Unit 198 that faces due west and dries out - three coats were required

Thirteen storage doors required repaint (\$45 per door)

Bee and wasp problem required calling in a service to resolve. Problem source was not found.

Problem improved but not resolved. Part of problem could have been from sprinkler repairs and fact that water hole was left open for a period of time.

Deb Miller – Treasurer

Presented a preliminary budget. She is feeling she still need to meet with Mac to be sure bills are being paid out of correct accounts. Deb will get together with Board to see if a list of projects for 2017 with projected costs can get resolved before budget is finalized.

Joan Moser – Landscaping

Advised that HOA is responsible for exterior landscaping, but she is our liason. She advised that projects are handled twice per year – Spring and Fall

Jim Moser – Dock Master

Update was given on test dock repair. Still not satisfactory – may have to look into replacing the dock hinges. Also, commented that current docks are over 17 years old. A comment was made that some docks have a nylon roller system, and that works better, especially when rollers are replaced.

Unfinished Business

Christine Crawford – Insurance Agent

She was in attendance to answer any questions. At last meeting, a quote was requested for earthquake insurance. Price will be \$1,208 per year with a 5% deductible. A motion was made to purchase. It was passed. Cover will start with policy renewals.

Winterization

Larry reminded all unit owners are responsible for it. If anyone needs help, contact Bob Morrow. Suggested that water is shut off and heat is left on at 60-65 degrees.

New Business

Reserve Study/Resrve Fund note -

In years past, we have had a pay as you go policy, with a 1 year reserve. Motion was made by

Sarah Zatik(187) second by Gary Esses (198) that we continue on as we have in the past.
Motion passed.

Election of Board Members -

Larry mentioned that current members are willing to stay on for another year. Mike Miller said he would step down if somebody else would like to get involved. Nomination from the floor was opened, and Todd Lutz (180) said he was willing to serve. Vote taken, Todd now part of the board with Jim willing to help as needed.

Open Discussion -

Dan McGookey(182) proposed some type of awning over our rear decks so they can be used when raining. Discussion was held. Because the center unit decks are different from the end units, that would have to be worked out. Once the design is worked out, it would have to be presented to the HOA for approval. A committee of Debbie, Shelly, Dan and Kevin would work on a design and have more information at our next meeting.

It was suggested that we have another meeting in the Spring. Board will come up with a date.
Meeting adjourned at 12:15.