

**MARINERS VILLAGE CONDOMINIUM UNIT OWNERS' ASSOCIATION, INC.**

**Board of Directors Meeting**  
*Saturday, March 19, 2011, 9:30 pm*  
*Location – WestLake Room at the Pointe*

**MEETING MINUTES**

Approved 6/4/11

1. Call to Order / Determination of quorum – The meeting was called to order at 9:52 a.m. Directors present: Tom Burns, Cinda Curfiss, Hu Shaffer and Kevin Humphries. Tanya Poff, Ed Moldenke and David Thompson advised the board previously that they would be unable to attend. A quorum of the board was present. Denise Snoddy, Robert Gasparo and Norma Gasparo, owners, were also present.
2. DirecTV presentation. No presentation occurred as a representative was not available.
3. Reading and approval of minutes of December 19, 2010 and October 23, 2010. The minutes as approved will be posted on Association's website.
4. Unit owners' comment period – Robert and Norma Gasparo voiced their concern regarding water issues inside their condo (MV24). Issue to be discussed later in the meeting.
5. Treasurer's report – Approximately \$107,000 in reserve account; \$10,000 pulled for current repairs. Kevin to look into financial management opportunity for monies in the reserve account.
6. Unfinished and New business –
  - 6.1 Repair of wall leaks in MV24 – To be resolved ASAP. Updated quotes are available. Owners are adamant that repairs be done from the outside. Dampness has been noted in kitchen, laundry area and one bedroom. Some carpeting and walls may need attention. Aqua Tech will be contacted with some further questions. Owner must understand this will delay start date of repair. It is noted that the Gasparos are not willing to pay difference in repair cost: outside verses inside repair.
  - 6.2 Building 1 Trex project – Appears finished. Maureen or Matt will review finished project.
  - 6.3 Wood staining contract for Buildings 1 and 2 – Motion: Accept CertaPro quote for Buildings 1 and 2. \$16,627. To apply two coats of oil base stain. The color is to be solid gray to match Trex. Approved unanimously.
  - 6.4 DirecTV and TV antenna service issues in Buildings 1 and 4 – Request from TL Electric & Moore's Electric a quote for a full fix. Go with temporary fix and then go to permanent fix after review of quotes. Approve quote via e-mail.

6.5 DirecTV contract proposal / integrated internet service -- Possibilities are still being reviewed. Continue to work with Maureen and DirecTV for clear proposal.

6.6 Rotting HardiePlank – Audit situation. Have Maureen or Brian evaluate. Ask David Dudley to give estimate.

6.7 Criterium Reserve Study – Needs to be done: asphalt cracks, sidewalk erosion , railing paint, HardiePlank remediation, Trex replacement done in lieu of painting.

7. Other items –

7.1 Tom to check status of irrigation system application with AEP.

7.2 Need to get more owners involved – form committees: grounds, structures, etc. The hope would be that these individuals would be willing to step into board positions at a later date.

7.3 Nominating committee needed for slate of board members. Tom, Cinda, Hu and Kevin are willing to serve again. Other current members will be contacted to see if they will serve another term.

8. Date and time of next BOD meeting – immediately following MV annual meeting 6/4/11

9. Adjournment – 12:30 pm

Submitted by Cinda Curfiss