

MARINERS VILLAGE CONDOMINIUM UNIT OWNERS' ASSOCIATION, INC.

Board of Directors Meeting
Saturday, September 24, 2011, 9:30am
Location – WestLake Room at the Pointe

MEETING MINUTES

(Approved at the 11/12/2011 meeting)

1. Call to Order / Determination of quorum – The meeting was called to order at 9:36 a.m. Directors present: Tom Burns, Cinda Curfiss, Hu Shaffer, Ed Moldenke and Kevin Humphries. Tanya Poff and David Thompson advised the board previously that they would be unable to attend. A quorum of the board was present. Neil Snoddy, MV 44, and Mark Malin, MV 67, owners, were also present. Maureen Baker attended as the representative of the association property manager, Eastlake Real Estate, LLC.
2. Approval of minutes – The minutes of June 4, 2011, were unanimously approved. Ed Moldenke made the motion with Hu Shaffer making the 2nd.
3. Unit owners' comment period – No comments.
4. Treasurer's report – Report given by Kevin Humphries. Balance sheet handed out to those present.
5. Unfinished business–
 - 5.1 Repair of wall leaks in MV24 – Complete. Owners signed off and happy.
 - 5.2 Wood staining for Bldgs. 1 and 2 – Screen damage to be repaired on MV 7 and 14; everything else reported complete.
 - 5.3 Replacement of rotting Hardieplank – Maureen Baker to request updated quote from Homestead and to request quotes from two other companies. The priority is getting Building 5 and Building 6 ready for painting.
6. New business –
 - 6.1 Septic system servicing – Wilson Septic to do the service. Maureen Baker and Jeff Burdett are to define legal areas of responsibility between Mariner's Landing Water and Sewer Company and Mariner's Village Condominium Unit Owners' Association. This is to be in writing.
 - 6.2 Asphalt crack repair – Maureen Baker to get quotes for crack repair and possible seam repair.
 - 6.3 Painting and staining quote for buildings 5 and 6 – Maureen Baker to ask CertaPro for an extension on their quote so that we can lock in current paint and stain prices for work that is planned for spring 2012. She is to obtain one more quote from another company.

6.4 Committee formation – grounds/landscaping, facilities, technology – An e-mail outlining committees, objectives and task descriptions is to be sent to all owners. Tom Burns will personally email individuals that have previously indicated a desire to be involved. Committees to be formed as soon as possible.

6.5 2012 budget – The goal is to have the budget approved by December 1, 2011.

7. Other items/information –

7.1 AEP irrigation application – Continuing to follow-up with AEP.

7.2 Bookkeeper 2012 status – Cindy Barber , Books and Ledgers, has been given a “grace period” until June 2012 to meet requirements of new laws. She has indicated that she will not meet these requirements at that time. Maureen Baker was asked to check with Matt White about the cost of our association management company providing this service.

7.3 Other open or new items –

Bear damage on stringer of stairs leading to Unit 28 – Repair was attempted with wood filler by Maintenance but is unsatisfactory. Hu has specific ideas on how to accomplish the repair, which he will share with manager.

Missing lights along wall below Unit 45 of Building 4 – Motion by Kevin Humphries; 2nd by Hu Shaffer; Unanimous approval of those present: The issue of safety along the wall below Unit 45 of Building 4 must be addressed. Building Code requirements will be complied with. Maureen Baker will have straw bales placed along the top of the wall as a temporary “fix”.

An inventory of mail boxes needs to be conducted. A problem has arisen in that a new owner has started to use a mailbox that had been previously assigned to another owner.

A motorcycle has been parked on the outside deck of Unit 5. The owner will be notified that the bylaws, house rules, and fire code are being broken by this action.

The need of some selective fall trimming was addressed.

7.4 Board actions taken by email vote between the 6/4/11 and 9/24/11 meetings –

- Voted unanimously via email on 8/11/11 to approve Consolidated Construction

Services to repair the interior of MV24

- Voted unanimously via email on 8/30/11 to approve the repair of the cabinet in MV24

- Voted unanimously via email on 9/10/11 to allow Glenwood Propane to fill the large propane tanks to 80%

8. Target date and time for next BOD meeting – Saturday, November 12, 2011 at 9:30 a.m.

9. Adjournment – 12:10 pm by acclimation.

Submitted by: Cinda Curfiss