

# MARINERS VILLAGE CONDOMINIUM UNIT OWNERS' ASSOCIATION, INC.

<http://www.marinerscondoassociation.com>

## Annual Meeting, May 15, 2010

(Approved at 2011 Annual Meeting on 6/4/11)

The annual meeting of the Mariners Village Condominium Unit Owners' Association was held on Saturday, May 15, 2010, at the Westlake Room of the Pointe at Mariners Landing. The order of business followed the guidelines set forth in Article XI, Section 11.1 of the Bylaws of the Association. Minutes of the meeting follow:

(1) Call to order -

The meeting was called to order at 10:05 am by Ed Moldenke, association president.

(2) Roll call and presentation and examination of proxies -

Members were present for units 21 (Ashby/Kenney), 30 (Burns), 32 (Shaffer), 37 (Moldenke), 44 (Snoddy), 47 (Poff), 52 (Humphries), 64 (Miller), 69 (Overby), and 70 (Herrick/Bedford Group). In addition, 22 proxies were obtained for units 1, 4, 5, 6, 10, 11, 13, 15, 17, 20, 23, 29, 34, 35, 43, 45, 48, 55, 57, 61, 63, and 66. Therefore, a quorum existed for the purpose of conducting business. Maureen Baker, representing property manager East Lake Real Estate, was also present.

(3) Discussion of previous year's business -

The property manager, board of directors, and attendees discussed accomplishments during the past year, and on-going issues the board is addressing. In particular, there was discussion about the following accomplishments and current issues being addressed by the board:

- Buildings 3 and 4 were painted for first time since they were built.
- Building 3 downspout near unit 36 was extended and rock swale installed to improve drainage around the building.
- Storm drain issues causing backup problems were cleared for the first time. No further issues have arisen since the action was taken.
- Buildings 5 and 6 original termite treatment warranty expired. The buildings were treated and are now under warranty with same vendor as the other 4 buildings.
- Water damage issues in unit 24 were remediated. Also, concrete walk settling was addressed near its entrance.
- Unit 45 water drainage issues were addressed.
- Lawn irrigation – the current water supply for our system is under control of the golf course, which does not operate at times beneficial to the village. An application has been submitted to AEP for building our own supply system to draw water from the lake. John White has granted a variance on JW Holdings property adjacent to the golf course pump house for location of our pump house.
- Criterium reserve study – the 5-year update is in process. Criterium is the firm that did the original study and has been hired to update it. This is a study required by law to be updated every 5 years, for the purpose of identifying and planning capital maintenance items for which monetary reserves must be held.
- Storage unit doors for inner lower units were replaced and the storage areas ventilated in order to prevent mold and rot that occurred on the original installations.
- Drainage problems near unit 69 were addressed.
- The architectural review policy document was published and posted on the website.

- Snow removal issues were addressed in such a way as to minimize cost and potential damage. This is the first time the association has had to deal with lasting snow piles.
- Unit temperatures and faucet drips were actively managed this past winter to prevent pipe freezing.
- The property manager maintained insurance coverages and addressed other administrative items to conform to law changes.
- A CPA filed association income taxes.

Plans for 2010 include:

- Fill propane tanks in July.
- Sections of hard pipe are to be installed on ends of drain pipe in the lawn to prevent crushing from lawn maintenance equipment.
- Determine what to do with Building 1 pressure treated lumber vs. composite wood structure on the other buildings. Estimates for replacement far exceed the reserve budget amount allotted.
- Decide on the next round of wood staining – buildings 5 and 6 scheduled for 2011. Light posts are being considered.
- Installation of pumping station once AEP approval is obtained.

(4) Reading of the minutes of the previous meeting -

The 2009 Annual Meeting minutes were reviewed and approved as written and posted.

(5) Reports of Officers and Committees -

Treasurer's overview – Kevin Humphries reported that 2009 total expenses exceeded revenues by about \$11,000, resulting from catch-up and planned capital expenses for items covered in the reserve study. Reserve balance is about \$10,000 ahead vs. budget, at about \$80,000 to begin 2010. The projected 2010 balance at yearend is about \$70,000, anticipating about \$40,000 in expense during the year. Operating expenses for 2009 finished about \$5000 in the red due to some extraordinary maintenance expenses. The account balance is currently about \$23,000. Kevin commented that, overall, the association is very healthy.

Dues payments were moved to the beginning of each quarter to be in accordance with the bylaws, and in order to support the potential for lien assessment. The second reason was driven by some loss of dues during a previous sale where dues were in arrears, and a lien could not be placed in time.

(6) Election of Directors -

The following members were elected unanimously to the board of directors: Cinda Curfiss, Tanya Poff, Kevin Humphries, Ed Moldenke, Hugh Shaffer, David Thomson, and Tom Burns.

(7) Unfinished business –

DirecTV – There continues to be a problem with proper installations. Owners need to adhere to the policy to prevent outages resulting from improper installations. The board and property manager will be working with DirecTV to establish instructions preventing access to on-site equipment without proper authority.

Parking – The parking lot is common area, and numbered spots are “suggestions”. It was suggested that the numbers be allowed to wear off, so that expectations of “ownership” of certain spaces will no longer be supported. In the meantime, the “additional information” document on the web site will govern how issues will be treated.

Liens and late payments – The property manager informed us that one unit has had a lien put on it. Due to the cost involved, the property management company will need to place a charge on the association to file and release future liens. The board will need to determine how to recover it. It was suggested that unit owners should be informed by including lien fee recovery notification, once determined, as part of the standard terms on the quarterly bills.

(8) New business / Unit owners comments –

Unit 21 – Having trouble with domesticated rabbits from another unit and their droppings. According to the Additional Rules and Regulations of the Condominium, rabbits are not included in the list of permitted animals. The board and property manager will look into the situation.

The owners also referred to building 2 steps to the lower level where the HardiePlank is rotting out. And on lakeside, the drain from above is splattering in the mulch. The property manager will have these looked at.

Unit 69 – The drain cut into the concrete porch still doesn't work and what was done needs to be addressed further. The owners commented it would be sufficient to let them slope it and put tile on top of it. The board commented that this is still an open item on their agenda for resolution.

(9) Adjournment – The annual meeting was adjourned at 11:50 am.

Respectfully submitted,

Tom Burns  
Secretary