

Martha's Landing Board Meeting

Minutes for May 30, 2015

By Carla DeRosier (Board Secretary)

Old Business: Jane (our Treasurer) provided signatures for the Audit and Tax Return.

New Business:

*Plumbing: We are so excited that we have just about enough money from the assessment payments to complete all of the last 20 units!!

The Board had asked Tom to get some new estimates from other companies and we have chosen Fischer Plumbing over McLeod and Best Plumbing.

D building will be first up: D103, 106, 203 and 206 all units will be notified of the itinerary/schedule and what to expect while their home is being worked in.

*Gutter Cleaning: Monte's Roof Service was chosen by the Board as Tom noticed when it rained heavily a lot of the gutters and downspouts are failing and clogged which causes more damage to building structure. This will be scheduled to be done asap.

*Dryer Vent Cleaning: Dryer Vent Solutions was chosen by the Board, this service is typically done from outside the building (Jet-snake from outside=cleans from vent cover to behind dryer and remove any bird nests) **IMPORTANT NOTE FOR >>HOMEOWNERS:** You can contact DVS at 425-398-5001 and advise you would like them to: Remove dryer, clean dryer hose and lint screen compartment, repair or replace dryer hose if needed, replace if plastic, test dryer performance for an additional OUT-OF-POCKET cost to you of \$25.00 The HOA does NOT cover this.

Fence Replacement: The Board is considering Town & Country Fence to replace just the North campus wood fence with all black chain link with slats for multiple reasons of course being durability and appealing look. We have to wait for enough funds and there may be other items on the 'to-do' list that are priority, such as deck repair, drainage for the upcoming Fall/Winter etc. (\$15,000.00)

Parking and Parking Spots: There are a few new unit owners discovering the issue with parking spots assigned to each unit and the shortage or imbalance of size of

unit vs number of parking spots. There are some parking spots for rent and maybe even ones for sale. Check with Tom at Port Gardner if you are in need or interested in selling/purchasing/renting.

Parking Lot Striping of parking stall/spots: The Board chose NYS to handle 'restripe stall lines, stencil Visitor spots and digits' of all parking spots. This will help with car's parking in assigned spots. Tom has the matrix for which parking stall #'s belong to which unit's if you have any questions or concerns, please contact Tom.

>>Homeowner's Please Note: We will all be notified of when the restriping will be done. The parking lot must be EMPTY, please comply with this request when you are notified to vacate the parking lot. Please let Tom know if you have any concerns about moving your vehicle for this project to be accomplished.

Owner Short Sale Requests: A208, The Board agreed to accept \$375.00 to settle so the unit can be sold and we move on and collect dues.

D206 owes \$6,092.20 and offered \$4,200.00 the Board agreed to counter \$4,500.00 to settle so the unit can be sold. Tom will update us with the outcome of our counter.

A homeowner requested a scoop/net for removing stuff from the pool to be made available.

NEXT BOARD MEETING: WEDNESDAY JULY 15, 2015 @ 6:30PM IN THE CLUBHOUSE KITCHENETTE. OPEN TO ALL OWNERS AND TENANTS

Martha's Landing Condominium Association
Meeting Agenda
May 30, 2015

Old Business:

Audit Representation letter needs board signature
Tax Return needs board signature

New Business:

Plumbing to be completed: A Bldg (8): 102, 103, 106, 107, 202, 203, 206, 207
D Bldg (4): 103, 106, 203, 206
G Bldg (8): 101, 102, 103, 104, 201, 202, 203, 204

Review Bids: Fischer Plumbing, Mcleod, Best Plumbing

Gutter Cleaning Bids: Monte's Roof & Gutter, Nieman Glass Cleaning

Dryer Vent Cleaning: Dryer Vent Solutions \$19.50 per vent; Around the Home \$20.00

Fence Replacement Bids: Town & Country Fence, Premier Fence

Parking lot striping: Nys bid, ASAP bid

Financials Reviewed

Owner Short Sale Requests:

A208, dues paid in full, s/a \$1500.00 owed; offered \$375.00 to settle
D206, delinquency \$6,092.20, offered \$4,200.00

Delinquencies Reviewed: 11 delinquencies over \$1000.00 owed. Three of which are on payment plans or have made settlement offers, two are bank owned units where collection is highly likely.

Any other business

Adjourn