

Martha's Landing Board Meeting

Minutes for August 5, 2015

By Carla DeRosier (Board Secretary)

The meeting began at 6:39pm and adjourned at 7:29pm

Attendees included: Tom, Kirk, Peter, Jane, Kai, Gretchen and multiple other homeowners.

Old Business:

- Complex Gutter Cleaning is COMPLETE
- Dryer Vent Cleaning is COMPLETE
- Parking Lot Numbering/stall lines COMPLETED
- Parking Space sale; in process, paperwork done

Plumbing Project:

Fischer Plumbing has had to DELAY the start of the 20 unit's scheduled for replacement/repair by approximately a month from the schedule all effected units had received. (Their schedule is very busy and taking additional time to complete other projects prior to our campus')

We are hoping that they can get started toward the end of September in the D building but they will keep us posted on the progress. Tom Gish Jr. @ Port Gardner Property Mngmnt will keep all effected homeowners apprised of the upcoming schedule of repair.

IMPORTANT: All unit owners scheduled for plumbing work in their units must either provide a key to your unit or have someone on call when the work begins so there are no delays caused to Fischer Plumbing to get this job started and done quickly. **Please be sure you tag your key with your unit number on it.**

New Business:

- Meeting minutes for 5-30-15 approved by the Board
- Financials were reviewed and approved by the Board
- Financial Audit provided to the Board for Review

Tom got an estimate to lay new bark (red, fine bark) on the whole campus of \$6,275.00 for 130 yards (\$48.27 per yard). The Board and meeting attendees discussed and do not want to move forward on this at this time due to multiple issues. 1) Depending on the size of the bark it can cause rain/snow runoff clogging of drains and cause flooding in the upcoming season. 2) Prefer to do it after Winter, ie: Late Spring.

Delinquencies reviewed:

12 total at this time, 10 of which are over \$1,000.00 owed. Two are on 'payment plans'; one homeowner owns 3 delinquent units/accounts. The object is to get our total delinquencies under 10 and keep them there for at least 90 days so we can try to qualify for a commercial

loan to make all of the necessary repairs to the campus, which will increase value and make it easier to sell and buy units and increase value.

There were some stall lines not painted in our parking lot because we did not want to tow car's that were not moved when instructed to and we avoided causing a large expense to those who left their car's for whatever reason when the re-striping was done. At some point we will see if Kai will complete the few stripes still needed. Eventually repaving and restriping/renumbering stalls will be done but there are more pressing repairs needed first.

Tom will assess a few decks that are a safety concern and proceed with repair (B201, G203). Please contact Tom if you have a concern about your deck.

We have been able to move about \$10k to reserves now in the past few months.

Tom is checking what the cost would be for individual unit water shut-off valves instead of the one that shut's off the whole quad/building.

Roof and Gutter flashing between the two will need repair, and gutters will need to be cleaned for the upcoming season of rain and snow to avoid drainage failure and building damage.

Thank you to Kai Chinn for all the hard work he put's in keeping the hot tub and pool chemical's in balance and clean. We have not had them shut down by the health dept once since he took over responsibility and that is worth its weight in gold! THANK YOU SO MUCH KAI!!

E203 reports the deck storage door is falling apart and needs to be replaced with an exterior door to hold up to the weather.

E103/E203 dryer vents causing mold growth, Tom should review and propose options to resolve.

Please Note: The Visitor Parking is for just that....Visitor's. We have a lot of residents parking in these limited spots so that true visitors have no place to park. There has been a Metro VanPool van and the driver's own personal car both parking in these spots. The owner has been notified to stop parking there. You must park in your assigned spot(s) or off campus. You will be towed if you are warned and continue to park in Visitor spots.

NEXT BOARD MEETING IS OCTOBER 3RD (SATURDAY) AT 10:00AM, Please feel free to come along!