

# Martha's Landing Condos

## Budget Ratification & Board Meeting

*December 3, 2016*

Meeting came to order at 10:10am

All homeowners were mailed the meeting documents and budget including Proxy, for review. The budget was ratified!

We will continue the Special Assessment through 2017 and reassess at next years budget meeting.

We will not be increasing or changing the monthly dues per unit for 2017.

The Board is considering a loan to accomplish all needed work for the next few years which includes but not limited to:

- Painting the rest of the complex on campus (Next Spring/Summer)
- Complete the replacement of fencing behind E building and back up the South side of campus behind the D building up to the property line at the abandoned house on the driveway.
- Asphalt (parking lot and driveways) and curbing
- Decks and railing
- Siding (7 to 10 years out for full siding replacement) replace only what's necessary for painting completion
- Roof
- Clubhouse restrooms, shower stalls, hot water rerouting

If a loan is obtained in 2017 then the assessment may be adjusted or transferred over to just the loan payment. Ask Tom Gish Jr for further explanation and details.

We have 30 year old drainage systems on campus that are failing and will begin to erode foundation of the buildings so those are being addressed starting with the G building and around the Clubhouse right now.

We also are addressing the gutter's and researching/reviewing what could be done to keep them from clogging, backing up and damaging the siding and foundation from pooling water and cascading waterfalls off the tops of the buildings.

\*we would replace 'weathered' siding on the most exposed exterior walls of the buildings.

Miscellaneous topics addressed:

G204 screen damaged by painter's pressure washing

Trent at Hero Plumbing 206-406-0929

\*\*The Clubhouse has been wired for the new key fob system and after the first of the New Year we will do a key card distribution! This will help with monitoring the use of the clubhouse, pool and hot tub etc. And will keep non-residents from gaining access to our facility any longer.

We discussed the clubhouse restrooms and are considering replacing the shower stalls with tile and a tank less water heater.

Maintenance is replacing the breezeway and carport lighting with energy saving nice bright LED lighting starting up at the A building.

\*Clubhouse rentals, please be sure to keep furniture away from the wall heaters, when no one is there, the heat does come on and I found a chair up against the wall heater which can cause a fire. Please leave the vacuum out so that renters can clean up after their function.

Meeting ended 10:34am

\*\*\*Martha's Landing is now FHA Approved!!!!\*\* 12-13-16 to 12-13-18

NEXT MEETING: SATURDAY JANUARY 21, 2017 AT 10:00AM

HAPPY NEW YEAR!!