

# **Martha's Landing Condominiums**

## **Annual HOA Meeting Minutes**

*March 25, 2017*

By Carla DeRosier (Board Secretary)

10:06am meeting start

17 people in attendance which is not enough for a 'quorum'

Introductions of our current Board Officers, all attendees agreed to carry out the election of 3 new/returning Board Member positions as follows:

Kathy Hoy, Ann Booth and Carla DeRosier (President: Kirk Fullmer and VP Paul Vereeke continue)

Since Peter was not in attendance we agreed to have him decide if he will continue to hold the At-Large position or not

### **News:**

At the end of February, Tom reports we have \$197,876.00 in reserves.

### **Work on the agenda includes:**

Painting the rest of the buildings (C, D, E, F), deck replacement of those buildings

Roofs

Parking lot asphalt, numbering, curbing

Deck storage closet door replacement with outdoor specific ones

One pool room door replacement

Lights in clubhouse to be put on separate switch for energy conservation

Moving the water heater from out in the pump room to the janitor storage room across from tanning bed room

Remodel of both clubhouse bathroom/locker rooms and shower stalls with slip proof tile

Pressure washing of all breezeways and cement staircases (moss removal)

Standing water pooling against building foundations (including the clubhouse)

We intend to begin applying for a commercial loan to do these particular items though:

Roofs \$350,000.00

Parking lot resurface and numbering etc \$100,000.00

There will NOT be an assessment AND loan payment at the same time however so we will need to see how and when the loan is approved before we will know exactly what homeowners will be paying monthly or in total.

The ball park figure and payment is for \$625,000.00 for all major work, amortized over 10 years (100 units) approximately \$52.00/month larger units= larger payment/smaller units=smaller payment as is seen with the assessment pay scale.

A full siding replacement is not needed for approximately 7 to 10 years per the reserve study and therefor will not be addressed in the near future. Repair or replacement of necessary sections will be done though. We have had much of this already done prior to painting.

The Board and Property Management are approaching the city/county about the chunk of property below the D building on the South East

corner of the campus to see if it's viable to create any additional parking to relieve the shortage of spots for residents.

Clubhouse Key Fob system setup, phone line needs to be added to the clubhouse for it and training must be done, the goal is for distribution of cards by end of April 2017.

Residents parking in Visitor spots have become a huge problem. These parking stalls ARE NOT for residents at all, ONLY for visitors to our campus. The signs state that. These stalls are now being more regularly monitored and photographed to track offenders. If your car gets tagged you'll be towed. You can contact our Property Manager directly to discuss why you're parking illegally.

We will be having all assigned parking stall numbers repainted and then Mary's towing will be notified that any owner can tow from their assigned spot (they will be sent a list of spots and who owns them). (right now they require paperwork to prove you own the spot) this can take some time due to weather limitations for painting.

There was a request for reflectors to be put on carport posts to help with night time parking when backing into a spot.

Breezeways and under stairs is not storage space, please clear items away per Fire Marshal.

Window replacement in units will have to be done when the re-siding is done in 7 to 10 years. You can replace your own at your expense but you must get Board Approval and follow specifications first.

Meeting Adjourned at 11:02am

**Next Meeting: Saturday May 6<sup>th</sup> @ 10:00am in the Clubhouse, Please join us!**