

## Martha's Landing Condo Meeting Minutes 4-16-2016

### Annual Homeowners Meeting

Meeting start: 10:26am

We did not have 25 homeowners in attendance to have a quorum so attendees and Board member's canvassed the campus for proxies or owners to come to the clubhouse.

We had enough attendees to form a quorum and the meeting began:

The main reason for the annual HO meeting is to elect new Board Members and address questions and concerns about the campus and financial status.

Nominations resulted in enough to keep only 5 total Board members; these are the New Board Members and titles:

President of the HOA: Kirk Fullmer

Vice President: Paul Vereke

Secretary: Carla DeRosier

Treasurer: Jane Savage

At Large: Peter Muna'

Please contact any one of us through Tom Gish Jr at Port Gardner Property Management if you have questions, concerns or need to report anything that needs to be addressed, we are happy to help you.

[tgish@portgardnermgmt.com](mailto:tgish@portgardnermgmt.com) 425-339-1160

Unit A203 Sold (1 bed, 1 bath)

Unit B107 Squatters were ejected, belongings were put outside for 2 days and then removed and disposed of.

Reserves are starting to build up so we can get started addressing the long list of repairs needed on campus one of which is the painting of the exteriors of all our buildings, carports, mailboxes and clubhouse.

It is still unclear what will be addressed first as funds become available though and we will need a lot of prep work to be done before actually painting the buildings.

The paint color 'committee' met again Thursday April 28<sup>th</sup>, 2016 and after a short discussion with input from a few unable to attend the meeting, we ended up with three (3) options to vote on.

Tom will assist with getting a voting option set up so that all homeowners can choose their favorite from the 3 options settled on.

There was mention of starting the prep, repair and painting sometime in June 2016 weather permitting. This would be starting with Building's A and G and the Clubhouse and Mailbox center.

Delinquencies from unit owners are down to where we can conceivably attempt to apply for a commercial loan which Tom explained more in detail at this meeting. There was some opposition concerning the loan amount and interest vs paying a flat amount in full as an option.

A loan could afford us a large enough amount of money\$ to address the top most important items (per the reserve study) to sooner increase values of units for those hoping to sell for a decent price.

Please contact Tom Gish Jr if you would like more precise detail of how this loan situation would work, the pros and cons and I will try to get

this detail and add it to the website at some point as my schedule allows.

New owner of F202 has requested we put up more visually pleasing fencing at the dumpster sites on campus and this is something that has come up several times so the Board will address this at our next meeting and see what options there are that won't interfere with the disposal company's rules/guidelines.

There are some gutters in need of replacement or repair and Tom (PGPM) will address those asap.

A homeowner requests that each unit have/get its own individual water shutoff handle so that they don't have to inconvenience the unit's shutting down the whole section of the building.

This same unit owner of D204 and D108 expressed concern about the landscaping behind the D bldg. not being attended to but we have pictures showing everything is free and clear of overgrowth and mess.

There are two covered parking spaces for rent #25 below the playground area for \$60.00/month and #44 at the Clubhouse (unknown how much for this spot). #25 owner: Carla D. [cjderosier19@gmail.com](mailto:cjderosier19@gmail.com)

Meeting adjourned at 11:06am

Next Board Meeting is scheduled for Saturday June 4<sup>th</sup> at 10:00am in the Clubhouse