

Martha's Landing Board
Meeting Minutes

June 18, 2014

In attendance: Kirk, Kai, Jane, Peter, Tom, Paul V, Kathie and John, started/called to order 6:35pm

Old business addressed:

C and E building roof repair/replacement plan, the Board chose charcoal colored 30 year shingle's and the jobs will begin shortly.

Tree removal by Jane's unit in F bldg., completed, and three more tree's to be removed as money and service vendor's schedule allows.

Kai has been taking over pool/hot tub monitoring duties and has discovered a lot of inadequacies in the services we are paying for to Aquaquip. This company's management has been made aware of poor service, leaving the clubhouse unlocked and unsecured and making a mess of the pump room by overloading the chemical feeders and mixing chemicals etc.

The Board has requested to terminate Aquaquip's access to and service for the cabana, Kai has agreed to take over all duties. Per Tom Gish we must give a 30 day notice to terminate them but may have grounds for immediate termination. Updates will be forthcoming.

Jane's unit; (F10?) repair bids/quotes were reviewed and she has chosen the mid-range bid with McLeod, The Board

approved this selection and repair will begin asap.

New Business addressed:

Annual insurance inspection was done today (June 18, 2014). Tom will follow up with any updates but all was good at this visit. We had multiple items to be addressed in order for the insurance company to continue to cover our property.

E207 water heater tank leak into E107, repairs underway and charged to the owner of E207 upon completion. Estimate of \$6,016.63.

Plumbing repair of 28 units left, the Board decided to go with McLeod for a bundle of 4 units immediately while we are still seeking reasonable quotes from a couple other plumbing companies since the one we were going to go with went out of business (Pipeline split off but went under). So G101, 102, 201 and 202. (it would cost \$132k for McLeod to finish all 28 units left)

Delinquencies: 12 units with significant delinquent monies. Two of these have cleared in the last month's time. We are still working to reduce this total so that we may qualify for a commercial loan to have all updates, repairs and required work done on campus to make it an attractive campus to buy and live on. We are making slow but steady progress over the past few years and finally seeing some light ahead.

Financials:

Several questions about expenses were addressed. Rodent maintenance is required to continually keep pests under control. We had a significant few losses in the clubhouse by

rats in the water supply lines and damage to ceilings, walls and floors as well as piping.

There was a verbal correction to the Balance Sheet under Total Liability & Capital of \$33,390.77 which was adjusted down to approximately \$28,000.00 because the water bill payment had not been deducted at the time of the print of this information.

We have been seeing an increase in illegal dumping of large furniture and mattresses, tv's etc. Several license plate numbers and car descriptions have been reported but we have been unable to identify if it's residents or strangers dumping. Several Board member's requested that we post signs warning of a \$500 fine. We must first get Board approval to change the campus rules to include this fine amount and then have professional signs posted at all dumpster area's.

Tom suggested that from the Reserve Study done last year, we hire a professional consultant to guide us through a step by step process to fund and begin checking off the most important campus repairs both required due to safety issues and aesthetically necessary to get our campus back under control and start to bring values back into view.

Homeowners can join and view the new website at www.marthaslanding.com it is still a work in progress by one of our new homeowners. Constructive feedback is gladly accepted.

42/50 decks on campus are in need of replacement asap. Tom suggested biting the bullet and spending extra for aluminum overlays for longevity and eye appeal. This is up for future discussion by the Board as funds become

available.

Jon suggested we think about hiring a maintenance person to be on campus daily/weekly etc. This is being considered by the Board and will be discussed further as needed.

Next meeting is Wednesday July 23rd at 6:30pm in the Clubhouse cabana, all residents are welcome.