

Martha's Landing Condo Board Meeting

Minutes for July 23, 2014

Attendee's: Tom, Jane, Kai, Kirk, Kathie and John

Not enough Board members to make a quorum or any major decisions but we proceeded with the agenda at 6:30pm.

Old Business:

*McLeod will begin re-piping; hot water tank upgrades (drip pan, earthquake straps, expansion tank) now required per code. G101, 102, 201, 202. Then there will be 24 units left to complete. We will chip away at this until all units are complete as money comes in monthly. If you have a spare \$100k to loan us to complete them all immediately, please contact Tom Gish, Jr., he will be happy to accept your donation/no interest loan. This project will cost upwards of \$26,000.00 for these four units. The Board has requested quotes from several other companies for future as we feel this price is higher than expected. Tom has two other plumbing companies expected to quote and then the Board will decide how to proceed for the next quad of units.

*C and E building roof repairs are complete except for some downspout work, which is being addressed. First Choice Roofing is the vendor the Board chose. Although you may feel the look of the asphalt roofing is sub-par, it was chosen by your Board members for several important reasons:

1. Current tile roofing is deteriorating and costly to repair or replace
2. Current tiles are not conducive to the PNW weather and are for much drier climates like AZ.
3. Per the reserve study recently done, eventually all roofs will need to be replaced and we know that the asphalt roofing will likely be the smartest choice.

If we do eventually decide that tile roofing is what everyone prefers to stick with then the 2 repaired areas we have used asphalt on can easily be tiled to match.

Please feel free to consult a roofer yourself, ask their educated opinion about the choices you have. You will likely find that we made the best choice; it wasn't just one person deciding.

*AquaQuip's last day of pool/hot tub service is July 31st, 2014. Kai Chin will be our technician and be maintaining supplies and providing services for the clubhouse hot tub/pool. Kai is experienced and does an excellent job; he also has a relationship established with the Health Dept and keeps in close communication so that we are following all requirements and rules for safety and health for all campus users.

*Tree removal has begun in the common area near the playground. All tree's will be cut in rounds and any residents on campus that would like wood are welcome to cart it away but this would be **for use in units on our campus only**. First come, first serve. Please help yourselves.

*McLeod will also be completing the work on F106 regarding the patio deck/slider door damage and concrete floor repair due to the large tree roots.

*The ML Association bought Unit A206 a while ago. Port Gardner does cash basis accounting and as such has listed the rent we collect on this unit under that heading. They do not do accrual accounting. It has been clarified by Port Gardner and Tom Gish, Jr. that we are reporting the rent collected from the tenant correctly. The Board has discussed a complaint from a homeowner as the 'accounting expert' who keeps advising us of this reporting of rent being done incorrectly and out of compliance with Federal law. There is no merit to these allegations of illegal activity. We encourage all homeowners to communicate to The Board and/or property manager if you have proof to the contrary. Please **SHOW** proof of where we are not in compliance with legal financial accounting reporting immediately so we can address this further.

New Business:

*Fire Department inspection results: 1) campus entries to be kept clear including pruning of plants by hydrant. 2) Clean, clear new painting of “No Parking – Fire Lane” every 50 feet is required ASAP. (The Board agreed to hire Kai to complete this task immediately)

*Financials were reviewed

*Delinquencies were reviewed and discussed; we talked about and tentatively agreed to write off and send to collections the following units who are delinquent: A202, B206, D204, E101, F101 and F208.

*I recently received an email with concern about our financial status as a condo association/campus. This is not an unknown issue. A lot of homeowners had to let their condo's go back to the bank when the market crashed. It has been a long and slow journey back from that with only a small handful of original owners who hung on. The Board is well aware how our finances are impacting sales and purchases on the campus. There are 100 units on Martha's Landing Condo campus; all 100 owners are responsible for the current status. The Board represents all 100 unit owners and we are doing the best we can to keep from levying assessments and raising dues to unattainable levels so that it does not end up edging the last of us out of our investments. I, myself (Carla D.) understand the impact because I can't even list my unit for sale in part, due to all the past bankruptcies and defaults on home loans/repossession and the disrepair and not so great aesthetics of the campus as a whole but also sales on campus and values still too low for me to recoup what I still owe.

As of 7-22-14 we have 14 Units that are 90 days or more delinquent with dues, assessment's, fines. As mentioned in earlier notes 3 of those 14 units plus 3 more are being considered by the Board to write off the losses and send them to collections. Typically it is not worth the amount of money it costs in attorney fees etc. to try and collect from the units when they likely defaulted because they didn't have the money to pay their debts in the first place.

It was suggested that The Board is not doing their due diligence in policing better, the delinquent unit owners and stressing the need for them to pay their bills timely and in full. Honestly, in my opinion, all homeowners are adults, the Board has addressed delinquencies at each meeting and determined we will take action that does not cost the Association exorbitant amounts of money that we simply do not have. We have to choose our battles and we prefer to focus on the plumbing upgrades and reducing delinquencies in order to qualify for a commercial loan to fulfill all the suggested updates per the Reserve Study. One step at a time is all we can do. Unfortunately this may not happen as fast as some residents may need it to; again, we are doing the BEST we can.

Come to the meetings, volunteer, throw out ideas, tell us about reputable vendors that may do work for a good/better price. The Board is always hoping for more participation from residents but truly we get less than 5% of residents that even bother caring what's going on on this campus.

Next Meeting: August 27, 2014 at 6:30pm in the Clubhouse as usual. ☺ Hope to see you there!