

# Martha's Landing Condo Board Meeting

*Minutes for August 27, 2014*

Came to order at 6:38pm

**Attendees:** Aurora Pedrola, Robert Theuringer, Kirk Fullmer, Kai Chinn, Nancy Smith, Peter Muna, Paul Vereke, Jennifer Royal, Carla DeRosier, Tom Gish, Jr., etc.

*See the correlating Agenda attached:*

\*F bldg (Jane's unit/area): tree root under patio; no update on how repairs are going due to Jane's absence (family emergency). Will update at next meeting.

\*G bldg supply line plumbing work suspended while the Board reviewed a bid from a new local plumbing company. The Board decided to give the new company (Colliers Plumbing) a shot at doing a set of units to see how it goes since their bid was quite a bit lower than McLeod's. Ask Tom for estimate figures.

\***URGENT:** E bldg had a pipe break so they will be processed first along with a high dollar loss that we will not be submitting to insurance\*

\*Fire Dept inspection required us to repaint 'No parking, Fire Lane' every 50 feet on campus. Kai completed this task.

\*Dumpster signs (No Dumping) will be installed by Kai. \*\* This is a huge problem; large TV's and other electronics, mattress/boxsprings, large furniture etc. are being left at all dumpster sights anonymously apparently when none of our residents are around to see anyone doing it! This costs everyone money!!!

DO NOT DUMP your belongings; take them to the dump yourself. We get charged extra money by the garbage collection company when you do this. You will be fined if we catch you doing this!! Also non-residents have been caught dumping and we should at least document the license plate of the vehicle and report that to the local police department PLEASE. ☺

\*Pet waste bag dispensers were posted on campus; Tom is ordering a supply of bags to be added to them ASAP.

\*Bees were discovered in the rockery by F bldg and treated.

\*Homeowner and tenants in E-bldg requested reimbursement for hotel costs due to pipe break and displacement but the Association is not liable for this. This is the homeowners and renters liability only. The Board completely empathizes with this situation and many of us have been effected the same way but no one else is responsible for hotel accommodations but the renter and/or homeowner. Our apologies on the circumstances. Often times the resident can live in the unit while it's being repaired once the water supply lines are back in working order. Granted there is still inconvenience but that is a part of life.

\*Water damage due to pipe break in E 102, 107 and 207: dry out is in process and should be complete by now. Tom will have bids (probably does now) A claim to our insurance will not be filed as we are already in jeopardy of losing our coverage based on the past claims we have had to file for this water supply line breakage we've been plagued with over the past few years. We had \$60k in reserves that was slated to repipe G bldg but will now be redirected to this repair. SAD!

\*Review and approval by the Board regarding our attorney's response to an anonymous homeowner's attorney letter to the Board threatening legal action for unfounded infractions.

\*Fencing along North property line is badly worn and keeps falling down. The Board conceded to continue spot-repair until we can afford to replace it.

\*Update reserve study for 2015 budget \$600.00 cost approved by Board. Budget meeting needed to be done by end of October 2014. **\*\*Action Item:** Tom please put this on the agenda for the next meeting to set this meeting date in October please.

\*Noise complaint about excessive dog barking addressed by letter to tenants of D204. Please be courteous pet owners, don't make us have to police the campus and address complaints like this. We can do better!! Take good care of your pets.

\*ATTENTION\* Please be aware that there have been reports of gas siphoning/stealing from cars in the South end parking lot.

Could we please ask all residents of the campus to be on-watch for anything suspicious day or night, please report it immediately to the police.

The Board reviewed financials and delinquencies.

Port Gardner Property Manager, Tom Gish, Jr. voiced his desired 'wish list' going forward, to be able to achieve progress on campus to improve all our owners investments and residents lives:

- A. Selected siding replacement (often only certain areas and lower parts of exterior need replacement or repair)
- B. Paint (exterior)
- C. All upper decks replaced
- D. Roofing (may be 4-5 years away though)

As always there are a lot of behind the scenes issues we (The Board) are working on in between work and home, kids and responsibilities. There are always opportunities for communications, volunteerism, meeting attendance, campus activity participation etc.

Please let us know your concerns, questions, suggestions and how you can help all of us keep moving forward to get this campus back up to running well. WE CAN DO IT if we can get....and stay...UNITED and helping each other. Lets all get along and work together please. ☺

***Next Meeting:*** SEPTEMBER 24, 2014 AT 6:30PM

**RUMMAGE SALE COMING UP SATURDAY OCTOBER 4 ONLY; 9AM TO 3PM;** All residents welcome, just set up a table, bring your own change and bags or whatever and enjoy company in the cabana while we all sell our 'junk' and make some money. (This is on the same day as the Mill Creek Community Sale, which brings a lot of traffic past our place first!!)