

Martha's Landing Condominium Association
Meeting Agenda
September 24, 2014

Old Business:

Mcleod Work on F building status (Jane)

Mcleod work on E building status, plumbing work s/b completed this week (email update for other E building update work)

Satelite Dish Installation of F201, board review to determine if violation, the mounting is acceptable.

Attorney Letter Sent, no response to date, issue closed.

Fence along North Property Line, failing condition, replacement/repair on hold.

New Business:

Financials Reviewed,

Delinquencies Reviewed

Update reserve study for 2015 budget preparation. Budget Meeting Nov?/Dec?

Obtaining consultants pricing from Reserve Consultants , David Bach & Associates, and Jeff Samdahl & Associates. Decks \$325K, Exterior Painting \$100K, Siding Repair?, Plumbing \$100K, 2015 needs.

Plumbing to be completed: A Bldg (8): 102, 103, 106, 107, 202, 203, 206, 207
 D Bldg (4): 103, 106, 203, 206
 G Bldg (8): 101, 102, 103, 104, 201, 202, 203, 204

Any other business

Adjourn

Martha's Landing Condo Board Meeting

Minutes for September 24, 2014

- Jane reports that all work has been completed and is satisfactory.
- The Board and Tom Gish Jr have the E bldg. repair work schedule and it should all be complete barring any unforeseen circumstance by October 10th. This was a costly and unexpected expense which ended up pushing back the projected schedule we HAD in place for the remaining 24 units for re-piping.
- F201 Satellite dish: although it's on the ground, it's an eyesore, against the rules, it has been there for years. The Board wants to find out if it's still in use, if not, it will be removed. If it is in use, The Board will (or maybe already did) physically view it and make a determination about whether it stays or an exception is made to leave it. We may request that decorative plants cover the dish if it stays. There is also another dish attached to the bldg. in the C-group? Per Michael S., he states it has been there for years and the Board has done nothing about it. We will address these issues at our next meeting to come to a final conclusion/decision.
- Fence on North Property Line: obviously aging but monetarily the Board elected to keep repairing until finances dictate replacement can be afforded. Please report disrepair to Tom Gish Jr at Port Gardner Property Management ASAP.
- Kai is in the process of replacing exterior campus lightbulb's with long lasting low-E bulbs and has now installed the Do Not Dump signs at the dumpster sites.
- We got a case of dog-poo bags for the three dispensers on the property. Carla was able to figure out how to get a set of bags into the D bldg. and playground dispensers but not too sure where the A bldg. dispenser is. If anyone has time to add more bags to all three dispensers they are in the janitor closet in the clubhouse by the back door to the pump room. You need a small flat head screw driver.
- The lot on the South property line was sold; it is the empty lot at the top of the driveway ON Larch Way with the blackberry brambles and tall grass on it. It is NOT the part of the lot the empty/abandoned house and garage slab are on. So for now we still have parking. A lot of owners though have commented about the amount of vehicles parking there and nonworking or possible abandoned cars that their owners may want to move elsewhere.
- The Board did review Michael S.'s proposal regarding finances 5 years ago along with multiple other scenarios. The Board made the best decision we could at that time and although it was not Michael's proposed action, we did very intently review his ideas. The obvious is that the proposal was submitted along with multiple others and we chose another option at that time. To continually beat a dead horse and keep saying "if you did what I said five years ago, we wouldn't be in the mess we are right now"is unrealistic and untrue. There were few true viable financial options, we did choose the best option at the time regarding what we felt all 100 unit owners could possibly feasibly afford. We chose the least severely impactful options with the quickest visible results that there were at the time. Please let me remind everyone this is not a dictatorship, it is a 100 way democracy. Please do not let other's take on the burden (The Board) of speaking for you if you have something constructive to say.

Your Board Members were elected by a majority based on a few factor's and we want to work with as many interested people as show up at the Annual Homeowner Meetings AND the Monthly Board Meetings to be positive and bring the issues but also bring along maybe one or two possible solutions. It is not just a bitch session. We are getting things going, done, talked about so we know what our next steps will be. We follow the agenda and add in as we go along. We WANT Homeowner and interested resident's input! Please make sure you present your topic constructively and do not come if you cannot be positive, helpful and offer your time and labor like the rest of us have done.

We as a Board are in these positions because we do care and understand the down side of the issues on this campus and want to work hard to move forward and improve the values of the units and the overall upkeep of the entire campus. Five of one hundred unit owners will NEVER be able to achieve it all! That is an unrealistic expectation.

NEXT MEETING: OCTOBER 22ND, 2014 at 6:30pm in the Clubhouse Cabana, all residents and owners are welcome. ☺