

Martha's Landing Meeting Board Meeting

Minutes from October 3, 2015, at 10:00am

By Carla DeRosier (Board Secretary)

Attendee's: Tom Gish Jr, Paul V., Peter M., Kirk, Carla, Jane and Owners (Emily & Gretchen, sorry I cannot recall who else).

Old Business:

Fischer Plumbing is unable to start the re-plumb until Mid-November or later due to high volume of job's already on their schedule. We still do not have a start date, Tom will keep us all posted on the progress.

New Business:

Approved Meeting Minutes from 8-5-15 meeting

Financials Reviewed; Emily voiced an opinion about the rental unit in A bldg. and that market rent amounts are much higher than what we are currently charging. She also again broached the subject we addressed long ago about selling the unit. Tom responded eluding to the difficulty in selling this unit which is likely not possible due to the way we obtained it and that there is a 'First' in line (lender) who would not likely let the unit sell (as a short sale). Tom is better versed in the parameters of the situation but the Board agreed long ago to rent the unit to the previous owner who also is our campus maintenance professional.

We must weigh out the consequences of pricing this tenant off the property as we have had no other volunteers or can afford to pay a full time maintenance employee to do all the work that Kai does for us, behind the scenes, donates his own time and expertise, and does repairs expertly and at the lowest cost possible. He is an asset to Martha's Landing Condo's and the Board does not want to lose him. I doubt well informed home owners would either. I will be happy to compile a list of the work Kai does for us and ask that you bring any grievances to the meeting that follows the posting of it.

The Board did agree that we need to look at raising the rent of this unit and will discuss this further at our next meeting November 7, 2015 at 10:00am.

2016 budget draft reviewed

Delinquencies reviewed: 12 delinquencies total, 10 of which are over \$1,000.00 owed. 2 are current on payment plans. One owner has three units in delinquent status consistently.

D bldg. experienced a unit (D104) have the outside breaker shut off by unknown source. PUD reported out to the bldg. and advised that they do not need access to them so the owner or

campus/Board can decide if all breaker box cover's will be padlocked or zip tied and the decision was to zip tie so no one has to come up with a key and they can easily be replaced if they need to be cut off for some reason for access.

Action Items:

C building dumpster fence is falling apart on one side

E building gutter/drain pipe? Falling off front and back near South end of building?

Gretchen's E unit need's a second coat of paint on deck, needs the mold addressed at the dryer vent outside.

A G-building Homeowner (so sorry I missed your name!) offered an opinion about the North property line fence asking that the Board reconsider using the black chain link with privacy slats due to aesthetics and property value effects. It was suggested that a treated wood fence is preferable for a number of reasons and the Board agreed. The Board also agreed and was thankful for the great supporting facts presented so that we could make the informed decision to change to a wood fence replacement. This will be tentatively scheduled for the upcoming Spring 2016 instead. So glad you came to the meeting to re-address this important topic!! 😊

The hot tub is in desperate need of refinishing as required by the Health Dept. (this will be re-addressed at our next meeting) Probably should've been scheduled to be done with the pool pump replacement going on now (Oct 2015).

Storage closet doors are interior wood doors and failing in most all units, we are aware of this and want to replace them all with exterior doors. This will be re-addressed at the next meeting so we can get a ballpark timeframe for it, in order of importance.

Repairs now on our radar: plumbing completion, fence, curbs, siding, decks, handrails, storage doors, drainage on the grounds.

****All of the free weights in the gym were STOLEN and the security cameras were mysteriously not working at the time. If you know anything about this please do us all a favor and contact Tom Gish Jr at Port Gardner. I (Carla D.) donated a small set of weights and the other smartbell sets were also donated by me 😊 The new gym clock was a donation from me too. 😊 We will be looking to replace the free weights but sadly there are more important costs ahead of that.**

Due to the amount of thefts and vandalism, trashing and mess (including feces smeared all over the men's bathroom) and just a lot of nonsense we will be seriously looking into the cost of a keycard system to the clubhouse which will be able to be monitored electronically much more closely and there will be no warnings or chances for all this irresponsible behavior. We ALL pay the costs for the damage from each person/unattended child in our common areas and clubhouse. It's a constant problem we are tired of dealing with.

****IMPORTANT**** The Special Assessment will start again January 1, 2016 and continue until we have the money needed to make all the improvements and repairs to our condo property. Please be prepared to continue your monthly assessment payments for 2016.

Please consider when bringing a complaint issue to the Board to also have at least one or two options for your suggested solutions to the problem.

Please always contact Tom Gish Jr at Port Gardner Property Management if you have any questions, suggestions, concerns or you want to volunteer, put your muscle where your mouth is, don't just complain...DO SOMETHING TO HELP.

PLEASE ATTEND THE NEXT BOARD MEETING NOVEMBER 7TH, 2015 AT 10:00 AM, Your input is really needed and appreciated.