

Martha's Landing Meeting Board Meeting

Minutes from November 7, 2015, at 10:00am

By Carla DeRosier (Board Secretary)

Attendees: Paul V., Kirk F., Carla D., Peter M., Tom Gish Jr and several homeowners

We started with Homeowner Q&A:

Cathy from B202: Storage closet door needs replacement, looking for another parking space

Jun from F203 is a new owner and has extra parking to rent to someone= taken

Carla D. unit D104 has an extra covered parking spot to rent; #25 (along the playground area across from E building) \$60/month Call 206-393-8001

Old Business:

Plumbing project is set to begin November 16, 2015 in G building then D, then A building. ☺ We are very excited to get this project done finally! You will be notified when your unit will be started on. Please call Tom Gish Jr at Port Gardner Prop Mngmt with any questions or concerns.

New Business:

G building water damage; liability determination will be made this week.

Meeting Minutes from last Board meeting were approved

Unit G102 is now on the market for sale; a lot of realtors have been on campus and contacting the property manager with questions

The assessment will renew and continue for 2016 in the same amount for each unit as 2015

The Board has two 2016 budget proposals to review, one from our Property Manager and one from a campus homeowner who has made it known he is a licensed CPA with years of experience and wants his format used.

If we show all dues and assessment dollars as only 'assessment' amounts it can give a negative connotation to prospective buyers as 'assessment' is a 'bad word' intimating 'trouble' with the campus when we are actually succeeding at building our reserves, making necessary repairs and continuing to build the value back up so that ALL homeowners benefit from increasing the chance to sell our units for a decent price (eventually).

If we show (as we do now with Tom's budget and financials) the dues separately from the assessment which is the actual and truthful account of the facts and money we receive, then when the assessment ends, that amount will drop off.

For a 3 bed/2 bath it would look like: \$380.04 for dues, \$150.00 assessment per month or \$530.04/month for dues. Which would you prefer to see IF you were a prospective buyer?

Our next Board meeting on December 5, 2015 at 10:00am will be to ratify a new budget for 2016. Please contact Tom Gish Jr at Port Gardner Property Management if you would like a copy of the financials/budget proposal.

ACTION ITEM: The light fixture at the top of the main entrance driveway has been burnt out but shrubs and plants were planted around the upper tier of the garden area at the sign which keep the light from shining on the sign. We will need the shrubs removed and our maintenance person will be replacing the lighting system with something more energy efficient and cost effective. Sorry for the inconvenience but this is being worked on as time and weather permits.

ACTION ITEM: We will have maintenance refill and distribute the buckets of rocksalt/sand for any upcoming ice/snow on the walkways and driveways. Our property manager will set up snow plowing if and when needed since our driveways become un-navigable (unless you drive a snow-savvy vehicle) 😊

Please let our property management know if you have any questions, suggestions or concerns, we WANT to hear from you!

****NEXT MEETING: Saturday December 5, 2015 at 10:00am in the Clubhouse****

Marthaslanding.com

Port Gardner Property Management, Tom Gish Jr

**425-339-1160 <http://www.marthaslanding.com/contact-us/>
www.portgardnermgmt.com**