

# Martha's Landing HOA Board Meeting Minutes

*Minutes from February 13, 2016 @ 10:00 AM*

By Carla DeRosier (Board Secretary)

**Board Attendees:** Tom, Kirk, Carla, Paul and Jane's dad James

- Plumbing Project: all plumbing repair is complete on the whole campus finally!! 😊 yay! Sheetrock, texture and painting: Final inspection on sheetrock repair still needs to be done and then unit owners will begin to schedule the painting to be done as the final step starting with the G building.
- Gutter cleaning completed and roof repairs noted
- 12-5-15 Meeting Minutes approved
- Homeowner of B207 attended the meeting to explain what is happening with the hard surface flooring illegally installed by the previous owner. B107 is abandoned as far as we can tell and HO of B207 is unable to obtain signature from the last known owner to be able to keep the hard flooring. The Board agreed to allow a 6-month window of time for the new owner to track down the owner in the below unit to obtain the required documents or we may pursue removal or reinstallation of carpeting.
- All 2<sup>nd</sup> floor unit owner's please be aware that if you install hard surface flooring in your units without the required approval of the unit below you, you may be required to remove it and reinstall the carpet (at your own expense), there could be fines and legal action taken also. We do not want to have any situation go that far as to end up in court so please contact our Property Manager Tom Gish Jr. with any questions.

PLEASE KEEP OUR PROPERTY MANAGER UP TO DATE WITH YOUR MOST CURRENT CONTACT INFORMATION REGARDLESS OF OWNERSHIP STATUS. 😊

- For anyone with extra parking spots who is interested in selling a spot, it was determined that a Covered spot has a fair market value (FMV) is \$7,500.00 to \$10,000.00.
- #25 covered spot down below the play area is for rent at \$60.00/month, call Carla D. [206-393-8001](tel:206-393-8001) if interested
- Replastering/refurbishing of the hot tub/spa began on 2-25-16 (\*ish) and will take up to 10 days to complete. Please be patient, this is for everyone's benefit, the signs that the spa and pool are closed, will be taken down once the room is back open.
- The pool will eventually also be refinished but it is not necessary and we do not have money for it at this time.

**The next items on our list to be addressed:**

- Drainage issues at the B building due to heaving rain pooling and flooding. We have sump pumps outside when the rain is heavy and will be reviewing bids on a fix for this problem ASAP.
- Roof repairs/replacement on B and F buildings
- Decks & railings
- Seal coat and curb work in the parking areas
- Painting all exteriors; we will begin with A and G and the Cabana since they are closest to the street
- A letter was sent out about all the dog poo all over the campus. Since most of the residents on this campus are renters, we really need cooperation of your tenants and HomeOwners to be sure that you do your best and use the provided poo bags on several dispensers around the campus to clean up after your pets, please! The smell from some of the area's that are full of poo, blow right into some ground floor units. Let's be courteous; please also report to someone on the Board or Port Gardner Property Manager Tom Gish Jr. if you know who is not picking up after his or her pets. There's a lot of poo out there!!

- “Color Committee”: Med (B207), Ashley (D202), Cynthia (E107) and Carla (G101) will be meeting soon and sharing paint scheme ideas so that 2 options can be presented at the upcoming Annual Home Owners Meeting.

**Next Meeting date: Saturday April 16<sup>th</sup>, 10:00am**, Please bring your own chair, there is limited seating, sorry for the inconvenience.

This next meeting is important since it is the Annual Home Owner’s Meeting where Board members are elected and the exterior paint color will be chosen!! PLEASE COME TO THE MEETING, everyone is welcome!