

# **Martha's Landing Board Meeting Minutes 1-24-2015**

**Tom Gish, Paul Vereeke, Kirk, Carla, Jane, Peter, Kai, Penny**

The meeting started late as the Board was still working out negotiations to resolve a dispute with the owner of a unit in the D building.

- 1) Clubhouse Cleaning: beginning 2-1-15 Peter M. will be doing the cleaning and Carla D. will help and do deep cleaning, and backup to Peter while out of town. Paul R. will end his cleaning duties 1-31-15.**
- 2) Fencing along North campus is in severe disrepair but we do not have the money to replace it with something more long lasting so it was confirmed we will continue to spot patch and put back up the sections and boards that keep falling down.**
- 3) Tanning Room East wall trim at the floor show's water stains and damage which is likely from the men's locker room shower stall which is in disrepair. Tom will have the shower stall replaced asap.**
- 4) Light's, heat, tv keep being left on after people have left the clubhouse, this is COSTING US ALL MONEY! We have requested Tom to get some idea how much it would cost for timer switches on the lights and heat switches. Carla will be researching replacing toilet paper and soap dispensers so that people cannot walk away with these supplies.**
- 5) D201 fines were reduced ½ and then the other ½ suspended if no more infractions for 6 months. Please report to our property manager of any noise disturbance either between quiet hours 10pm to 8am or issues you feel are unsafe or against MLC rules and/or common courtesy to your right to live in a peaceful and safe environment.**
- 6) A206, our rental unit, rent is fair where it's at per Tom's research. The 'Task Force' team "needs more time" to review the HOA's options for monetary gain from this unit.**
- 7) Rental Cap readdressed: This unfortunately has not much of a chance of changing from about 40-50% of our units being rented out right now to limiting that to 20% or less. It would take at least 90% of owner's to vote yes to cap the rentals and then up to \$2k to get the bylaws changed legally and amend them.**
- 8) Assessment collection just started and Tom feels that a lot of people are paying. As soon as he has enough money collected we will have McLeod work the last 20 units unless the other plumbing company Colliers accepts the challenge and we wont know that until Tom hears back from them once they get in to a unit.**
- 9) F101: there is an old unused satellite dish on the ground attached to a cement block that should go in the trash. \*\*tv, buckets with plants in them, chair etc. need to be removed. The patio's are not storage area's.**

- 10) C bldg. unit also has too much stuff on he patio and area around their corner of campus; request to remove it will be done by Tom.
- 11) Carla requests current contact information for each unit on campus, Home Owner's Name, phone number, email address; tenants contact info and Lease agreement should be on file with our Property Manager Tom Gish jr. Carla will work with Tom and Kathie to complete this information.
- 12) \*\*Annual Homeowners Meeting; scheduled for March 14, 2015 Saturday at 10am in the Clubhouse
- 13) F bldg. missing exterior window trim; was fixed.
- 14) G102; fire damage unit; Associations ins vs owners insurance, repair is winding down and unit being put back together. Bank owned. Tom is still involved in communications with the bank and repairs.

F101 Bank owned unit, Tom has recently done a 'resale certificate' on it but people are still living in it. This unit is in violation of unsightly buckets, furniture and misc. on the patio that should be removed. Paul notes also that the blinds in at least one of the rooms appeared disheveled and possibly broken

F108: Bank owned? Possible squatters? One of these F bldg. units houses a tenant who has been shooting an airsoft BB gun at other units. Please call 9-1-1 if you witness anyone firing off anything on campus, REPORT IT. WE must have documentation of incidents to pursue the people or unit owners responsible.

Clubhouse pool room has a leak above the pool in the paint due to roof tiles shifting and moss packed in between/under and routing rain over the flashing incorrectly. Kai is working on resolving this issue.

E201 deck and several others are not safe for use and must be replaced. Tom is trying a new guy to see how he does with the replacement to know if he will be a good fit for a vendor for future projects.

Plumbing in last 20 units getting started as assessment money comes in. A lot of people are paying so that is great. Colliers plumbing may do the G building but if they are not willing or able to then McLeod will finish up all 20. Thankfully so far it has been a mild Winter so cross fingers we get them done with no unforeseen issues.

Accounting continues to be done on 'cash basis'.

**\*Next Board Meeting: February 25, 2015 at 6:30pm in the Clubhouse\***

**\*Annual Homeowners Meeting: Saturday March 14, 2015 at 10:00am in the Clubhouse\***

Request detailed financial statements for the month from Tom Gish Jr