

MARINER'S COVE CONDO ASSOCIATION BOARD MEETING

September 20, 2014

PRESIDENT: Cathy Tepel

VICE PRESIDENT: Jim Morehouse

SECRETARY: Kim Burgess

TREASURER: Carol Hassebrock

BOARD MEMBERS: Wayne Holverstott, Deanne Wright

ABSENT: Chris Urquhart

CALL TO ORDER: 9:00 AM

Call to order by President Cathy Tepel.

GUESTS: Gordy Potts

Discussion regarding money spent on projects.

MINUTES: Motion made by Deanne to approve the minutes as presented. 2nd by Jim. Approved.

FINANCIAL REPORT: Presented by Carol. Motion to accept as presented by Kim. 2nd by Wayne. Approved.

Second report presented by Cathy outlining the capital improvements.

PRESIDENT'S REPORT:

Thank you card to Gordy and Kim Potts for the projects they volunteered for and completed: Deanne moved to send thank you card to Gordy and Kim Potts for painting the mailboxes and cleaning the shed. 2nd by Kim. Approved.

Privacy issues: Cathy advised ongoing issues with owners attending her residence regarding non-urgent condo issues. Carol moved that the board have a sign made for Cathy's residence advising it is a private residence and that all issues are to be brought to the President during posted office hours. 2nd by Deanne. Approved.

Driveway update: During the recoating of the driveway, the hose came lose and sprayed some of the kayaks with tar. The company has been contacted and will come back to clean them.

Clubhouse dishwasher: It was reported that the dishwasher is not running through all cycles. Dishwasher to be checked and replaced if necessary.

Bulletin board: Cathy suggests a bulletin board be purchased and hung in the clubhouse to be used as a Community Notice Board. All agreed.

COMMITTEE REPORT:

Maintenance: Discussion of ongoing speeding through the parking lot.

Motion made by Wayne to have driveway painted posting "5 MPH" speed limit. 2nd by Carol. Approved.

Two lights in the parking lot are out in the parking lot by building 2. Attempts being made to contact electrician to attend and change bulbs. Cathy suggested having the eyes checked on the light sensors while the electrician is on site as they appear to be too sensitive.

The gutters have been adjusted to drain properly. Wayne will put more elbows as required at the back of Building One.

Cathy advised that the painting and siding has been completed, gutters are being cleaned and the roof has been sprayed with moss killer.

Grounds: The bushes will be trimmed later in the Fall.

Trees in the parking lot still need to be removed to stop the roots from damaging the parking lot.

Swimming

Pool/Hot Tub: The pool is separating from the sides so the tiles cannot be fixed. It's suggested that the pool be resurfaced with cement to cover over the current tiled area. No cost obtained yet.

The hot tub is not leaking from the bottom; the jets will be checked in attempt to locate the leak. Still waiting for cost estimate for repairs.

Sales: None.

Reserve Study: Carol advised that by law, the reserve study is required to be completed every three years unless the Association is financially unable to do so.

Motion made by Carol that the Reserve Study not be completed this year as it has been determined that it would be a financial hardship on the owners. 2nd by Deanne. Approved.

CORRESPONDENCE: None.

NEW BUSINESS: Authorization requested to proceed with the 2015 budget.
The Board appoints Cathy and Carol to draft the 2015 budget.

Insurance costs have increased this year. We will be staying with the same company.

Cathy advised that a new cleaning company is required for cleaning the clubhouse. Motion made by Carol to change cleaning companies. 2nd by Kim. Approved.

Rental concerns/issues with owners discussed.

10:20 AM **Entered into Executive Meeting**

10:59 AM **Out of Executive Meeting**

One unit on the rental list has been empty for over a year. Motion made by Kim to give the owner an additional 30 days to rent his unit or he/she will be removed from the rental list to allow other owners on the list the opportunity to rent. 2nd by Carol. Approved. Owner to be advised by letter.

It has been reported that a current owner has two dogs. Motion made by Carol to send a letter to the owners advising them that they are out of compliance with the CCRs by having the two dogs. 2nd by Jim. Approved.

Motion to adjourn by Carol. 2nd by Wayne. Approved.

ADJOURNMENT: 11:00 am

Next meeting: October 18, 2014 at 9:00 am

Kimberli Burgess, Secretary