

Martha's Landing Condo Meeting Notes November 10, 2018

Attendees: Lenora, Cynthia, Tom, Kai, Ann, Kathy, Penny; 10:08am start time, 11:00 stop

Homeowner Q & A topics:

Cynthia (E bldg.): shrubs by parking spot #173 around fire hydrant- can we remove them?

Old Business:

*** Key Fob System for Clubhouse: newsletters went out, system will go live December 10, 2018. Key Fob distribution: Wed. Nov 28, 2018 5 to 8 pm and Sat. Dec 1st, 2018 10am to Noon IN THE CLUBHOUSE.**

*** #300 Series parking spots are all rented, the renters will be responsible for calling the tow company if an unauthorized car parks in them.**

*** Perimeter new fencing was successfully stained and completed**

(A) * Dumpster surrounds: have been measured and will be set up to get done

New Business:

- Pet Waste Violations, please report people/pets/area/date/time, give as complete a description, take pictures, report to Tom Gish Jr immediately**
- The Board approved meeting minutes from the last meeting**
- Financials reviewed and approved**
- Multiple delinquencies (units-owners behind in payments) will be sent to legal for further action**
- No further 'special assessment' will be needed for 2019**
- We discussed siding replacement for future in approximately 5 to 7 years, a full siding replacement project will likely cost upwards of \$2 million**
- (A) We will also need a new Reserve Study (R.S.). Tom will get it ordered. This will push out the date for the Annual Homeowners Meeting and combine it with the Annual Budget review since we need the results to present at this all hands meeting. We will keep the HOA dues the same for Jan/Feb 2019 but then based on the R.S. will likely increase dues minimally.**
- (A) Parking (Visitor and Fire Lane) monitoring: Visitor parking spots are going to be more closely monitored, Tow Notices will be posted/Warnings then tow. Fire Lane violations are an Immediate Tow. There will be reasonable exceptions of course, ie: Moving truck, temporary load/unload.**
- The 'Tanning Bed' room is empty, our tanning bed broke and was removed and will not be replaced at this time. We were paying extra insurance for the liability of it.**

It was suggested we use the empty room for a book sharing library. We will look for some book cases, add a table and some chairs and will accept donations of books or reading materials. Until the room is set up it will remain closed and locked.

- **Ice Melt buckets were requested and have now been distributed around the campus. Please let Tom know if you need it refilled. Stay safe and be careful on the ice!**

NEXT MLC BOARD MEETING IS SCHEDULED FOR 1-19-2019 AT 10:00 am IN THE CLUBHOUSE. WE HOPE TO SEE YOU ALL THERE! ☺

HAPPY HOLIDAYS AND HAPPY NEW YEAR TO YOU!

