

# Martha's Landing Condo Annual Homeowners Meeting Minutes April 14, 2018

We had hoped for more homeowners to take an interest in the community and show up to the meeting but we'll try again next year! 😊 As a result between attendees and proxies we did not have a quorum.

All main Board members however, were in attendance and so we all agreed to move forward with nominations and a vote to accept the Board President and Vice President positions plus a seventh 7<sup>th</sup> Board member.

We voted to keep Kirk Fullmer and Paul Vereeke as Prez and VP for another 'term' and add Penny Bryson as Treasurer. Thank you all for your work and efforts!

**The Board = Kirk Fullmer, Paul Vereeke, Kathy Hoy, Ann Booth, Carla DeRosier, Penny Bryson and Peter Muna**

**Property management=Port Gardner Property mgnt, Tom Gish Jr=our property manager 😊**

Q&A: New owner of E103 asked about beautification of the landscaping around E bldg., after much discussion we came to the conclusion that it is not at the top of our wish list but also that the weather is a factor in getting some clean-up of the grounds and perhaps fresh beauty bark laid etc. And some patios may need pressure washing again but that is also done weather permitting and IF the patios are cleared as needed. These items are on our To-Do list now 😊

We have more/new reports of birds pecking holes in our siding including but not limited to the South side of E bldg. Tom will have this addressed asap. Please call Tom and leave him a message if you have or see other holes in the siding from these destructo birds! 425-339-1160 x223

2<sup>nd</sup> Floor Units putting wood or hard flooring in seems to be an issue because the rules used expect that you must first use approved flooring (sound spec's, Tom knows the details), and you must FIRST get the unit below you to approve/allow it.

Clubhouse KeyFob story: We are still waiting and hoping for a connect with the company who installed the card readers, now we need the monitoring system set

up, a few Board member's and Tom trained how to monitor the system and then distribute the keyfobs to all homeowners. No date is set yet, we will announce and post that once it is known. We are considering changing the 24x7 open of the clubhouse to 5am to 11pm.

4 Seasons Roofing is pretty much button up and done with their re-roofing project on our property and got a lot of very good feedback! 😊

We will be doing quite a bit of siding repair and replacement as we are finding some failure even though we had all buildings painted which in some brought to light need to fix and the roofers found some failure of siding on the breezeway walls above on the 2<sup>nd</sup> floor. We have an estimate of \$40k for replacement of gutter to peak siding replacement with hardy plank and then further other repair/replacement on other areas of the buildings will be estimated by McLeod Construction.

It was estimated that a full replacement of the current siding will be a few years out and very expensive.

Window replacement was also brought up again and at this time we will put that on the back burner along with the full siding replacement because they have to be done together and will be a costly project. At this time, if you want to replace your units windows, it will be at your own expense and you must contact our Property Manager, Tom Gish Jr regarding the requirements of what you use to replace with.

### **New Business:**

We discussed installing cameras at dumpster area's and fire lanes; more discussion needs to happen to see if it's cost effective but the reason it was suggested is that too many people move out and off property and leave large items at the dumpster areas for other people to deal with and lift into the dumpsters plus all us homeowners have to pay for the larger items that the garbage company either won't take or if they do they apply extra charges for! We ALL pay for one person's responsibility and belongings.

Then, there has become an issue more and more with people parking their cars in the fire lanes. The Fire Lanes are required to be kept clear, they are painted red and NO PARKING; FIRE LANE is clearly marked. The Fire Dept can fine us for

allowing cars to park in them. It is a violation and we have too many people breaking the rule by leaving their vehicle unattended. The Fire Lane is an AUTOMATIC TOW. If you have received an orange warning sticker on your vehicle....count yourself lucky because that will no longer be happening, your vehicle will be towed if it is found to be in violation for more than an hour.

We do understand that it's helpful to Load and Unload at your unit and if parked for a short period of time, that is reasonable but otherwise, Mary's Towing will have your car in their lot.

**\*\*Do not 'shoot the messenger' when a Board Member has the tow truck report out...it is Your Fault, you parked in violation. No threats, intimidation or retaliation will be tolerated. Please Warn Your Guests; if there is no parking available in Visitor spots, they will have to park off campus on the street. We apologize for the inconvenience and are working to get some more parking available.**

The new garbage dumpsters are taller and harder to reach to open. We are checking on options. Either shorter dumpsters or ones with a side door so that people sending their kids out to dump the trash don't just leave it on the ground outside the container etc.

We are looking into replacing the fencing around the dumpsters and have Town and Country fencing providing a bid which we are holding to see how finances are going.

We also have an \$18k bid on replacing the East and South campus fence as the one along the North driveway has been. This may start weather permitting sometime in June.

Asphalt of the parking lot and curbing work is the next project and will begin June/July and we will keep everyone updated as soon as we know.

The last Meeting Minutes were approved.

Financials reviewed and discussed, approved.

The Board member's did a walkabout after the meeting and are suggesting we form a 'Landscaping Committee', please contact Tom or myself (Carla @

[cjderosier19@gmail.com](mailto:cjerosier19@gmail.com)) if you are interested. We need to decide what trees, shrubs etc. stay or go and why, cost, logistics etc.

Our Next Meeting is Scheduled for Saturday June 2, 2018 at 10:00am in the Clubhouse, please feel free to join us.