

Marthas Landing Condo HOA Board Meeting Minutes 8-1-19

In attendance: Tom, Shean, Paul, Ann, Penny, Kathy, MJ, Nicolette, Lenora, John, Colleen, Cathy

Homeowner Q&A:

The south campus driveway has only 1 speed bump toward the top of the drive, drivers speed up and down it too fast, including FedEx, UPS etc.

Can we add 1 or 2 speedbumps and speed limit signs?

A = no speed bumps due to cost \$\$, possibly can post speed limit and slow down warning signs

*Action Item: Swing Set needs repair = 1 broken swing

Attention: Please lock your car! There have been constant instances of car prowling and theft of contents. Carla asked if we should re-visit having a security company police the parking lot at night and the consensus was NO. Protect your valuables and if you fail to lock your car, you take your chances.

The subject of failed window replacement was brought back up again. Per Tom's guidance, if a homeowner wants to replace their windows because they cannot or do not want to wait until the siding replacement and windows are done in 8 to 10 years....The Homeowner will need to submit a request to the Board for review.

Per Tom after receiving a consultation from a vendor, the reason why we would wait to do all windows is that the siding must be removed to install from the outside or it voids the warrantee on them.

We also discussed if Homeowners want a different exterior door (the entry ones that were painted the bright red accent color) and it was determined that they should remain all uniform= the same, so no changes, only new replacement which is out-of-homeowners pocket.

Action Item= B202 patio door needs to be completed (painting)

Action Item = wasps/bees are present at C building and Mailbox Hut front eave

Action Item = Cathy in C bldg. reports an issue with the curb at the walk way?

Old Business:

Pool dehumidifier install completed; the new one was installed in the janitor supply room across from women's locker room and is working well.

Cabana entry concrete work is complete

New Business:

Parking Space #305 on the driveway West above the D building is not to be used as there is a legal conflict with the owner of the fenced off house and property who believes it is on his property/easement. We have a copy of the legal easement agreement. The Board agreed to reimburse the property owner for tow fees when our renter had their vehicle towed not knowing of the easement.

Action Item = The Board agreed to have Tom get a survey done to confirm whose property it is.

F building water usage higher than usual still. Notice was posted, then Tom Gish Jr and his apprentice Shean did a walk through on 8-1-19 of all units to find the possible source or leak. F108/F208 has a toilet running. We will wait until repairs are complete and petition PUD for an adjustment \$\$.

The Board approved the last meetings minutes

Financials reviewed and approved

Damaged Siding = all buildings are started with replacement of most effected wall (birds damaging) with hardy plank siding. We may hold off on breezeway roof areas depending on funds available. Continued monitoring and discussion at next meeting.

Action Item = Sealcoat and striping in 2019, \$12k, the Board approved the go-ahead on this.

Delinquencies: F207, B108, B203, some accounts sent to "legal". Ask Tom Gish jr for additional details if needed.

NEXT MEETING: SATURDAY SEPTEMBER 21ST, 2019 @ 10:00 AM IN
CLUBHOUSE

ALL ARE WELCOME TO ATTEND ☺