

Martha's Landing Board Meeting Minutes from August 5, 2017

Attendees: Kirk, Carla, Paul, Tom, Kai, Cynthia, Donald, Gloria, John Smith, Jonathan, Kathy Hoy

Old Business:

Deck Repairs and top coating continue and should be fully complete by end of August. (they actually WILL continue past the end of August due to some extensive repair Carl is having to do on the backside of D bldg. on two decks)

Exterior painting in progress and moving along quickly. Since the meeting we found that the wrong paint color was applied to some doors in C, F and E buildings but is being corrected once the red paint is matched and applied.

Some unit windows have been falling out and so the Board discussed how to resolve this and approved to have a vendor come in and replace the material that is failing on all units windows that NEED it. This was thought to be a minimal expense overall (under \$2k for the whole 100 units)? Guestimate by Tom.

Our loan was approved for \$500k! Assessment payments will run through the end of 2017 as planned. More detail to come on this exciting topic! We will for sure start with getting all our roofs done immediately. The Board decided on a grey instead of black roofing. We are in discussions about asphalt work and restriping/renumbering parking stalls etc. including curb work.

The new wood fence will be stained asap

The Clubhouse locker/bathrooms are almost complete, tile flooring is being started August 14th. We are struggling to get workers to get everything completed because it is the busiest time of year for them right now. That has been most of the hold up. The re-circulation pump was installed for the hot water so that it's readily available for people needing to shower before entering the pool/hot tub.

New Business:

Noise levels at all hours not just 'quiet hours' 10pm to 8am from upstairs units to ground floor units. The floors are breaking down in some units, creaking and crackling which ends up being an expense to the owner to repair. Just a reminder to upstairs units that your hard walking, running and stomping may not sound like anything to you but if you have hard flooring, it is incredibly loud to your downstairs neighbors. Be considerate and understanding, please limit heaving footsteps, stomping or running. Teach the kids to use 'inside' steps (like inside voices).

Please do not let your dog's use our newly remodeled decks on the upstairs units as a bathroom. This is a health code violation and against the law as well as campus rules. Take your dog(s) out to the grass areas, common sense is all it takes! If it is discovered that your upstairs deck has any poo or pee you will be warned and fined.

PLAYGROUND ISSUES; children are damaging the playground equipment, pulling out the dog poo bags from the stands and playing with them (making water balloons) or filling them with landscaping rocks and leaving them all over the grounds, leaving toys all over and trash from drinks and snacks, popsicles and sticks etc. Please make sure your children are picking up after themselves or help them clean the yard. This is 'common area' so it must be maintained by everyone with children that use the space. If you leave anything out over night in the common area/playground you are risking it being thrown away.

Dumpster area's x 3, Tom is getting bids for new enclosures, the Board chose chain link with privacy slats.

The painters accidentally tripped the fire alarm in the E building a few weeks ago. We found out that we do not have any monitoring and we had to call 9-1-1 to get the alarm system shut off. We are researching how to resolve this and what the monitoring cost might be.

The Board along with Tom (our property manager) reviewed four (4) bids for roofing and narrowed down to two: Four Seasons and Synergy Roof Svc, now we

need a bid on the 40yr roofing to compare and will make a final decision at our next meeting.

We also approved to allow an update on all buildings as needed, PVC pipe from the upper to lower roof drain transitions.

Additional motion sensor lighting is needed in a few crucial and extra dark areas around campus. We will get a bid to put the lights up before the weather turns.

We had multiple estimates from Premiere Lawn Service and approved as follows:

Drain between A and G building

French drain West side of Cabana and behind fence

West side of B building (East of Cabana)

East of D building (lower fenced corner-remove trees, junipers, blackberries, brush) Tom will talk to the city first to be sure there's no illegal impact to clearing out this area

****Some estimates were rejected or may be addressed at a later date or in the Spring**

Let Tom or Kirk know if you would like more detail on the yard work and drainage or clearing that was approved or if you have any additional questions or concerns.

Our website will be changing being managed to Tom Gish Jr since our web site managers will be selling and moving off property.

The painters for the most part are finished with the exterior painting on campus, please let us know if they missed anything. I see some supplies in a few places around campus that we'll have cleared away asap.

We will post signs when the clubhouse, pool and gym are back open which should be any day now (8-25-17).

****Next HOA Board meeting is September 16, 2017 at 10:00am**** Please join us