

Martha's Landing Condo Board Meeting 8-6-2018

In Attendance: Tom G, Kirk F., Paul V., Anne, Kathy H., Carla D., Penny B. (by phone), Kai C. // owners: Dana, John, Cynthia, Colleen, Lenora (my apologies if I missed anyone)

Homeowner Inquiries heard first:

**The dump pile growing in size on the property along our South driveway with the empty house: Complaint and concern about it attracting rodents, the smell in the hot sun and having to look at it daily.

Action: Tom will send the property owner a letter to request removal.

Within days of this meeting though, a large commercial sized dumpster was delivered to this property and the pile was taken away. Then within a day or two more another pile of yard waste and junk has begun to pile back up.

**Blue paint was spilled on the dumpster slab at the A bldg. and a homeowner would like it cleaned up still. It's been there for quite some time.

**1 large tree up against A bldg. behind the dumpster, a follow up request to have it removed. This had been discussed more than once and agreed to removal but that never happened. The Board agreed to have it removed and the stump ground down* and Tom will have that set up but it may take some time to get on the schedule as vendors are booked up with work.

**Playground is in poor condition: swings broken again; please speak up if you see damage being done, report it to our Property Manager

(Tom Gish Jr), all parents and children who use this area need to also **be responsible for clean-up and repair!**

Tom will have new chips put in and if you have any other suggestions to improve this area please let us know.

****Where did we come up with the extra parking spots (300 series numbering) after the re-paving was done? A= we removed several "landscape islands" and respaced some areas to create extra spaces.**

****Tree trim needed; on the back side of the clubhouse, NE corner of A bldg. facing North.**

****Sprinkler System; we have been made aware that there are some issues with broken off sprinkler heads and the system itself, please report any issues you find. (one reported is between clubhouse and A bldg. facing the parking lot) landscapers will review.**

Dog barking in units on campus: there are two dogs in E bldg. (Gloria's unit) E20? That bark sometimes non-stop at everything and everyone daily while no one is home. Since I (Carla) work from home during the week I hear it and hope it is not disturbing their neighbors. Please be responsible and considerate!

Meeting Agenda Items:

****Key Fob security system for the clubhouse: Pro Comm and Kai are still working on getting this completed but we found that we will be unable to monitor remotely. We need 200+ key fobs to be programmed and then distribute 2 to each unit. We are shooting for this to take place on or around October 1, 2018. Stay tuned for invite/announcement.**

****Asphalt work, curbing, parking stalls: The Board agreed we will be removing stalls: #301 (D bldg.) and 304 (G bldg.)= (this one will be a**

load/unload zone only/no parking!!) On Friday the 17th all re-striping and re-numbering was completed and now all changes are done. Please park in your owned numbered spot REGARDLESS of if it was moved, only park in your number! Otherwise your vehicle can be legally towed.

Q?: Tom, relating to the load/unload zone/spot at the G building, it was noticed by several residents that the paver's may have asphalted over a sprinkler head or two in that area because when the water comes on at night the asphalt bubbles up. Is this going to be addressed?

Tom, please update us on the resolution for the size/shape of Paul V.'s 2nd parking spot?

There are 5 new parking stalls and they will be rented out to Homeowners who live on property first, then requests will be reviewed for other residents who would like one. Rent will start September 1, 2018 for \$75.00/month each.

**Perimeter fencing on East and South property lines (\$25k) will be replaced and scheduled for hopefully August. The Board agreed that we will leave an opening at the part of the fence where kids from the other properties East of us climb/jump the fence or kick the boards out to get through to avoid damage to the new fence and so they can walk thru on the way to school. The space will be at the part below the driveway between E and D bldg. Please report any issues and we will readdress closing the gap up if there is a problem with the kids who use it.

**Dumpster fencing surrounds will be chain link with vinyl privacy slats in an L-shape. \$3k to \$4k each x 3

**Meeting minutes from the last Board Meeting have been approved.

**Finances and delinquencies were reviewed

There are a number of units for sale or recently sold and prices are looking great!

Our fabulous Board President, Kirk Fullmer has sold his unit in the D bldg. and therefore has resigned. Our VP Paul V. has been moved up to fill the vacancy until the next election in the Spring 2019.

Our deepest gratitude to you Kirk! Thanks for everything you did and your leadership!

Meeting adjourned at 8:32pm

NEXT MEETING SET FOR: Saturday September 22nd 2018 at 10:00am Please join us!