

9-23-17 Marthas Landing HOA Meeting Minutes

Attendees: Ann, Kathy, Kirk, Paul, Tom, Carla

Old Business:

Deck replacement/repairs mostly completed, top coating of 4 still to be done

Exterior painting complete, some touch ups were being done and should now all be complete

Key Fob System in clubhouse: ProCom contacted to set up training, Tom to update us on this

Commercial loan was approved and funded; \$500k, October 2017 starts monthly payments

With the loan funds we will begin re-roofing all buildings with 40 yr product in charcoal color. Possible start date in approx. 3 weeks on B and D buildings due to the previous history of leaks. Depending on weather.

New Business:

D104/204: illegal flooring and excessive noise from tenants in upstairs unit addressed. No final resolution.

Website transition: Tom and his coworker handling this

Request for more parking lot signage ordered (reserved parking, towing company) also adding signs to each building to call 9-1-1 if the fire alarm sounds since we do not have a company monitoring this.

Carla is reposting the emergency water shut off instructions for each building. Please Note: the 'curb key's' are up in the clubhouse in several locations but access to one is in the yoga room.

Gutter cleaning will be done in November and replacement done as needed when the new roof gets done.

Financials and delinquencies reviewed (please ask for this information from Tom if you want a copy)

The Board did a walkabout of the property after the meeting to see first hand some of the issues with the sprinkler system and landscaping work.

We (the Board) discussed with Dominic, the owner of D108, to have weed blocker tarp and beauty bark laid down on the backside of the lower lot of D building at his unit. Between D108 patio and the fence. Tom will need to speak with landscapers and get agreement on the timing of this since we're heading into Fall and rainy season.

Some of us have noticed now that school is back in session that groups of kids walk down the South driveway and climb the fence instead of walking all the way to 164th and down and around. I suggested we consider adding a gate to avoid having to continually repair the fence. I was met by much opposition and even a suggestion to build a higher section of fence in that area. This needs to be discussed further.

NEXT MEETING SCHEDULED: OCTOBER 28, 2017 AT 10:00AM

****PLEASE FEEL FREE TO JOIN US** 😊**