

**Marina Village at Saratoga Springs
Board of Directors Meeting
10:00 a.m. Marina Village
November 22, 2006**

An ad hoc meeting of the Marina Village Home Owners Association management committee was called together by Terry Wolsey on November 22, 2006 at approximately 10:00 am. Present were Terry Wolsey, Debbie Hamilton, Ron Long, and Keith Eaton. Debbie Hooge was not able to attend. Roman Patt arrived just as the meeting was being completed.

The primary subject of discussion of the meeting was the architectural considerations of the homes presently being constructed in Marina Village. There was concern that the homes did not meet the architectural rules of SSOA and MVHOA and that damage had been done on the sprinkler system and landscaping of existing homes. Construction has recently been re-started on several of the unfinished homes, and Terry has learned that the title of the lots has been transferred to a new company. Terry is trying to track down the new owners so that we can discuss our architectural concerns with them. Meanwhile he was advised that APEX Management was representing the owners and contracting the ongoing construction. (The new owners are listed as NOD, and Columbus Construction is currently doing the construction).

The following items will need to be addressed by the new property owners of the units under construction:

1. Units must conform to required property line setbacks (believed by Ron Long to be 3 feet).
2. Units must conform to the other homes in the area as far as color schemes and construction (2 color stucco, with no unfinished exposed concrete above the ground level).
3. Units must be landscaped and graded such that they are easy to maintain and do not present drainage problems for common areas or other owners.
4. Sprinkler systems must be installed and damaged nearby systems must be repaired.
5. Grass must be installed. Previous grass repairs that were carried out by MVHOA need to be reimbursed by the new owners.
6. Driveways must conform to a nominal grade. In particular the drive at 385 Bayside Drive needs to be redone to allow easy automobile access. (The MVHOA ACC needs to define what an acceptable grade will be).
7. The concrete patio behind 385 Bayside Drive needs to be removed and back needs to be re-graded to provide for easy landscape maintenance and to eliminate drainage and erosion problems.
8. The graded landscaping on 388 Bayside needs to be moved so that the drop is within their property line rather than on MVHOA common area.
9. All units should have weatherproof, low maintenance exteriors.
10. Back dues must be paid for all lots.

Terry Wolsey also mentioned that MVHOA now has an IRS EIN number and authorized Debbie Hamilton to go ahead and open a banking account for MVHOA with 2 signatures required for any check (from the board of directors or officers).

MVHOA needs to define the members of our Architectural Control Committee and draft written guidelines. It was proposed that Debbie Hamilton check with the SSOA ACC to see if we can use their applicable documents.

There will be a meeting of the MVHOA board of directors this Friday, November 24, at 9:00 am at Debbie Hooge's home.

The meeting was adjourned at approximately 11:00 am.

Respectively submitted: _____
Nov. 22, 2006 Keith Eaton