

**Marina Village at Saratoga Springs  
Board of Directors Meeting  
9:00 a.m. at Debbie Hooge's  
November 24, 2006**

A meeting was held on Friday, November 24, 2006 at the home of Debbie Hooge. The meeting was convened at approximately 9:15 am. Present were the Board of Directors – Debbie Hooge, Roman Patt, and Terry Wolsey. Also present was secretary Keith Eaton.

Debbie and Terry were interested in the status of lot #11. It's currently grass and trees, and according to the understanding of Roman Patt and others, when Debbie Hooge's home was originally sold (to the Olsen's) they had an agreement with developer Wardley that no home would ever be built on this lot. Debbie had checked and verified that there was no such restriction mentioned in her deed, and lot #11 is not mentioned in the plat map as being common area. (Following the meeting Debbie, Roman, and Keith drove to the Olsen residence and asked them about the original agreement and whether they had anything in writing. They didn't have a document in their possession, but they stated that this restriction had been recorded with the county, and had in fact kept Larry Russell from building on the lot). Debbie will follow up and see if she can find any recorded restrictions on lot #11 that define its status. It's not clear that it is actually common area for Marina Village at the moment, but once it's been used as such for 7 years, Debbie felt that we could file a request to have it declared as common area.

As an aside, the Marina Village plat map states that all of the common area in Marina Village is owned and controlled by Saratoga Springs Owner's Association (not Marina Village Homeowners Association). Keith has heard that SSOA is paying for part of the cost of our landscape maintenance.

There was a discussion about the minutes from the November 22, 2006 meeting relating to the obligations the current new home developers have on completing their homes so that the homes are consistent with the others in the neighborhood; and that they restore any damage done to landscaping and sprinklers. Additionally, the homes should be completed with suitable grading and landscaping to provide for easy maintenance and proper drainage to prevent possible damage to adjacent homes. Debbie Hooge said that she didn't think there was any setback requirement for homes of a Planned Unit Development (PUD) such as ours, so that homes may be built right out to the property line.

Terry moved that Marina Village should append the CC&Rs from the Master Declaration of the Saratoga Springs Owners Association (with the non-applicable sections deleted or modified) to the Marina Village by-laws. Terry will provide a list of those changes needed. This appended section should be part of our architectural control guidelines. Roman seconded this motion. The board, subject to review of Terry's proposed alterations, unanimously approved it. (In order to make this modification to the bylaws, the changes must subsequently be approved by a majority of the Marina Village Homeowners).

Debbie moved that Marina Village create an architectural control committee with 3 to 5 members with Terry being chairman. Roman seconded the motion and the board unanimously approved it. Terry will seek other interested homeowners to join him on this committee.

Terry mentioned that he now had contact information for the current owners' representatives directing work on the new homes being built. The home at 352 Bayside Drive is being finished off by Silver Edge Builders(?). All other properties are being built under direction of Apex Management, Inc. with Jason Smith as the contact person. Terry verified that Apex is a legal registered LLC in Utah. Terry is still trying to track down names of the actual property owner(s) listed as NOD on the title.

Terry said that he would draft a letter to send to the builders requesting that they submit copies of their plans, including exterior color schemes and landscaping, to the Marina Villages Architectural Control Committee.

Debbie mentioned that we need to create a proposed budget for Marina Village. Terry asked Keith Eaton to let Ron Long (our association treasurer) know this so he will begin preparing a budget. We would like to have a proposed budget ready for our next homeowners meeting to be held on Thursday, December 7, at 7:00 pm at the SSOA clubhouse. We apparently do not have any appropriate previous budgets or records to use as guidelines. It was also suggested that Ron follow up with SSOA to see if they are, in fact, paying part of our landscape maintenance costs, and, if so, what that covers.

Marina Village also needs to have a reserve fund for future contingencies. It is not clear, however, what Marina Village is actually responsible for, and what individual homeowners are responsible for. In particular, it's not clear who is responsible for exterior home maintenance including roof maintenance. Debbie moved that Marina Village hire an attorney to go through the applicable CC&Rs and bylaws to give us his opinion about what specifically Marina Village at Saratoga Springs is responsible for and what individual homeowners are responsible for. Terry seconded the motion and the board unanimously approved it. Roman and Debbie will follow up on locating an attorney and arranging for his review and opinion.

Terry moved that the meeting be adjourned and Debbie seconded it. The directors approved this, and the meeting was adjourned at approximately 11:10 am.

Respectively submitted:  
November 25, 2006

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Keith Eaton, secretary