

**Marina Village at Saratoga Springs**  
**Open Board of Directors Meeting**  
**7:00 p.m. SSOA Clubhouse**  
**December 7, 2006**

Directors and officers present: Keith Eaton, secretary, Debra Hamilton, president, Ron Long, treasurer, Roman Patt, director, Terry Wolsey, director. Debbie Hooge, director, was not present.

Homeowners present: Ken & Diana Rice, CJ Stott, Chris & John Wallace, Janet Wolsey

Others present: Jason Smith (Apex Management), Reggie Nozawa (SSOA board representative)

The meeting was called to order by President Debra Hamilton at 7:03 pm. Since this was a board of directors meeting and 2 out of the 3 directors were present, a quorum was present for purposes of carrying on business for the association.

**Reading of minutes of previous meeting:**

Keith Eaton read the minutes from the previous November 6, November 22, and November 24, 2006 board of directors meetings. Terry Wolsey moved, Roman Patt seconded, and the minutes were unanimously approved.

**Report of officers:**

President Debra Hamilton reported that a checking account had been opened for our association at Zion's Bank with funds that had been collected by the Saratoga Springs Owners Association.

She also reported that she had created a website for MVSS, its URL is <http://www.utahlake.org/mvss>. It currently contains articles of incorporation, bylaws, CC&Rs, meeting agendas, and our letterhead (which Debra created). Other information will be added as it becomes available.

Secretary Keith Eaton reported that advance notice of this meeting was sent by email or postal mail to all homeowners. Notices were also posted on the Marina Village mailboxes. The meeting was open to all homeowners.

He said that email (or our website) is the preferred means of communicating with members so we won't need to spend money on postage. If anyone has an active email address and they're not currently receiving notices via email, please let Keith know ([keith.eaton@usa.net](mailto:keith.eaton@usa.net)). Also, minutes of our meetings will be posted at our website shortly.

He also reported that SSOA is currently working with a system that would credit us with a certain percentage of our total dues owed each month, and then correct for actual payments at the end of the quarter.

Treasurer Ron Long reported that we currently have \$5,624.86 in our checking account. He said that we could save money by moving our account to a savings and loan account. Ron will pursue this. Ron is trying to get records from SSOA on dues and bills paid in the past so that he can prepare a preliminary budget. Ron stated that he would prefer us to work with actual dues paid rather than predicted/estimated amounts. He will work with the new SSOA management association to see if this can be implemented.

Ron proposed that all MVSS official records be kept at the SSOA office.

Ron stated that we have received a state of Utah Notice of Certification numbered #4210191 making us a registered Utah non-profit corporation.

Ron verified that the MVSS liability insurance (ATP broker) is currently active. Our insurance will need to be renewed on May 6, 2007 and will cost an estimated \$535.00

Ron stated that he would like to have an official assistant treasurer since he is away so much of the time. John Wallace tentatively volunteered for this.

Ron stated that he is trying to track down where previous MV funds have been spent. He suspects they may be a case for mismanagement of funds for previous dealings.

**Reports of special committees:**

Architectural Control Committee -- Terry Wolsey chairman. Terry reported that the committee currently consists of CJ Stott and Evelyn Harris in addition to himself. He is still seeking additional members.

He reported that he had sent letters to Silver Edge Meadows and Apex Management (Jason Smith) regarding our requirements for the new homes to conform to existing standards, have maintenance-friendly and neighbor-friendly landscaping and asked for a bond to insure conformance and a current set of plans.

John Wallace said he had concerns about the replacement of his walk (which Steve Hamilton has promised him). Steve phoned and asked about scheduling the replacement. John would like to ensure that the walk meets the MVSS association's and his requirements.

**Unfinished business:**

Insurance – previously reported on by Ron Long

Status of new homes being built – Apex Management (Jason Smith project manager) is currently building all of the homes except for the single home on lot #12 (352 Bayside Dr). Jason reported that some homes would be complete by Tuesday, December 12, 2006 and all the homes would be completed in 120 days. He also reported that NOD (listed as the property owner) is a subsidiary company of Apex management.

Jason volunteered to do a walkthrough with Terry Wolsey to review any concerns. Jason and Terry will set this up for next week. (It's tentatively set up for 11:00 am on 12/12/06). John Wallace said that he would like to join the walkthrough since some of the new homes border his property. CJ said that he might like to be there also.

Debra Hamilton reported that we have been investigating the status of lot #11 (presently grass and trees) being used as common area by the residents. We have not been able to find any county documents that restrict building on this lot, nor any indication that it is common area. Ron noted that county property taxes have not been paid for the lot in at least 3 years. Further investigation is needed.

Debra reported that lot #1, with the concrete slab and mounds of dirt, previous used as a parking area, appears to be owned by Larry Russell still.

Collection of fees and assessments – Debra wondered about the status of dues on the new homes/lots. The SSOA did not have the information on the current lot owners (for the homes being built) and has not yet notified them of dues owed. Ron will review the data on past dues and assessments that are currently not paid.

**New business:**

Terry Wolsey has proposed amendments for our existing CC&Rs. They are currently being reviewed. He has also requested that the new CC&Rs be included as part of our bylaws. It will require a majority vote of all homeowners to modify the bylaws. Debra Hamilton suggested that our ACC committee should check with Peter Staks about ACC rules that SSOA uses.

There is a question about who owns our common area (the existing plat map says the SSOA, not Marina Village, owns the common area). There is also a question about what maintenance the individual homeowner is responsible for and what our MVSS association is responsible for. Reggie Nozawa (SSOA representative) suggested that we need to have an attorney on retainer for our association. Roman said that we would like to have our CC&Rs reviewed to see who is responsible for what, and Reggie stated that he would need an official letter from us requesting/authorizing the SSOA attorney to review this. The attorney, John Richards, charges the SSOA \$150.00 per hour for such services.

Ron Long asked if MVSS had placed any liens on Larry Russell’s home (374 Bayside Dr). The property has recently been sold. Debra stated that we had not placed any liens on it, but SSOA had some liens. Apparently SSOA settled their liens for \$250.00. It’s not clear whether any of this will come to MVSS. Roman wondered if we could place liens on lot #1 instead. Apparently there are currently other liens on lot #1, and it isn’t clear that we could place liens for items not specifically related to lot #1.

Debra suggested that we should discuss how we can construct a path from Bayside Drive to the gate leading into the SSOA path to the clubhouse and swimming pool.

**Announcements:**

Debra announced that we are planning to have open board meetings on the first Thursday of each month at the clubhouse. All homeowners are encouraged to attend. The next meeting will be January 4, 2007.

Reggie Nozawa announced that a new management company was taking over the management of the SSOA as of January 1, 2007. He said that the new management committee representative should be here for our next meeting.

Debra said she would like to have some neighborhood functions/parties in the future and set up a bulletin board.

**Adjournment:**

Keith Eaton moved that the meeting be adjourned, Terry Wolsey seconded, and all concurred. Debra adjourned the meeting at 8:31 pm.

Respectively submitted:  
December 10, 2006

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Keith Eaton