

**Marina Village at Saratoga Springs
Board of Directors Meeting
4:00 p.m. At Keith Eaton's Home
December 26, 2006**

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

A special meeting of the MVSS board of directors and officers was suggested by Keith Eaton and agreed to by the board members. The purpose was to get a status update related to homes being built, status of lots #1 and #11 and other items requiring board action.

The meeting was called to order by president Debra Hamilton at 4:07 pm. Since all three directors were present a quorum was present for purposes of carrying on business for the association.

Terry Wolsey reported that lot #1 (at the left end of Laguna Cove) was going to be auctioned off on January 4th, 2007 at a sheriff's sale. KLM holds an \$80,000 Deed of Trust on the lot and is foreclosing because of failure by North Park Meadows (one of Larry Russell's companies?) to make payments on his loan. Terry said that he had talked to KLM and told them that some \$50,000 plus was owed to MVSS by Larry Russell for back dues not paid and other outstanding debts.

Terry will follow up and try to negotiate with KLM and/or place a lien on the lot to see if MVSS can acquire it.

Debbie Hooge said she would like us to start a "quiet title" action on lot #11 to try to have it transferred to MVSS. It's currently owned by one of Larry Russell's companies and property taxes (and supposedly SSOA dues) have not been paid on the lot for several years. Debbie moved that MVSS allocate \$150.00 to have a full title report done on the lot. Terry seconded the motion and it passed unanimously. Debbie will file for the title report.

It is rumored that SSOA did receive some settlement money for back dues when Larry Russell's home was sold recently. It's not clear whether MVSS has or will receive any of this money for it's back dues. Debra Hamilton said she would check into this.

Terry reported that he had a walk through of the homes being built for Apex Management on December 12, 2006. He is waiting for Jason Smith of Apex to get back to him with a proposal for the changes that he had requested.

Debbie noted that Apex's construction dumpster was overflowing and there was a fair amount of construction debris building up on the lots. She had also noticed a strong urine odor and wondered if they were using a suitable portable toilet. Further there was

considerable mud being left in the street by their construction vehicles. Debra was requested to write a letter to Jason requesting that Marina Village construction sites needed to be cleaned up, that the dumpster needed to be emptied, and that mud needed to be removed from the street daily so that it would not end up in the storm drains, a violation of SWPPP environmental procedures. Terry moved that we subject Apex to \$100 fine if the area is not cleaned up within three days, with a subsequent \$100 for each additional three days of delay. Roman seconded the motion and it passed unanimously.

Roman said that he thought that the house on lot #12 (owned by Silver Edge) had been sold since they seemed very anxious to sale the property. Its status and new owner, if any, is not clear at the moment.

Keith was assigned the task of talking with John Woodward at the SSOA office to see if the new lot owners (Apex and Silver Edge) were being billed for their monthly dues.

Debra reported that no one had submitted bids to SSOA to do the yard maintenance for MVSS for next year. Roman said that he thought that the same person/company that did it here last year would be willing to do it again next year. There was some concern about this since a very young boy was being used for part of the yard work. Roman will follow up on yard maintenance when it's closer to spring.

Debbie and Roman had a previous action item to get an attorney to review our CC&Rs and bylaws to see what are the responsibilities of individual homeowners, and what are the responsibilities of MVSS and SSOA with respect to yard and exterior maintenance as well as maintenance of the common areas. Debbie agreed to write a letter to Reggie Nozawa to ask if we could have the SSOA attorney do this review.

Keith asked if we have could have board meetings more regularly that once a month, particularly until things begin to run smoothly. After some discussion it was agreed to have regular meetings on the 1st and 3rd Thursdays of each month at 7:00 pm. The 1st Thursday meeting is an open meeting (that any MVSS homeowners may attend) to be held at the SSOA clubhouse. The 3rd Thursday meeting will be held at Keith's house, unless someone else volunteers to host the meeting. (Because of a personal scheduling conflict, Keith has asked that the January 18th, 2007 meeting be changed to either Wednesday or Friday. The meeting is tentatively scheduled for Friday, January 19th at 7:00 pm at Keith's home).

Debbie suggested that it would be beneficial if we could have an MVSS member attend the SSOA board meetings regularly as our representative. No one has currently volunteered for this, so this remains an open item.

Ron Long (via Keith Eaton) suggested that we consider moving our MVSS checking account to Mountain American Federal Credit Union, with a new branch next to Smith's. He feels that charges and fees (such as check charges) are more reasonable there. The board has agreed and filled out the necessary ID information and signature pages to implement this change.

Roman was asked to speak to the new homeowners about their landscaping. There is currently no landscaping on these lots (386 and 388 Bayside), and there is concern about the retaining wall on 388 Bayside being close to the path to the swimming pool/park entrance gate and thus causing a liability concern.

Terry has proposed a number of minor changes and modification to our CC&Rs in order to clarify them and to make them consistent with our current situation. We need to provide a revised version of the CC&Rs in order to get approval of these changes. Keith will check with SSOA to see if he can locate an editable version of the CC&Rs so that they hopefully won't have to be retyped.

There was a brief discussion about parking in Marina Village. There seem to be mixed feelings about whether to enforce the no-resident-on-street parking rule, or perhaps wait until the new home construction is complete and issues about lot #1 have been resolved. Additional feedback and discussion are required. This remains an open issue for future discussion and resolution.

Being no further current business, Roman moved that the meeting be adjourned. Debbie seconded the motion and it passed unanimously. Debra adjourned the meeting at 6:09 pm.

Respectively submitted:
December 31, 2006

Keith Eaton