

Marina Village at Saratoga Springs
Open Board of Directors Meeting
7:00 p.m. SSOA Clubhouse
February 1, 2007

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

Homeowners present: Ken & Diana Rice, Chris & John Wallace, Doug Bunjes

Others present: Becki and Jeff Wheeler, SSOA management

President Debra Hamilton called the meeting to order at approximately 7:00 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.

Debbie Hooge volunteered to take minutes since the secretary was not present.

Reading of minutes of previous meetings:

Debra Hamilton reviewed minutes of previous board/officer meetings.

Debra also read and reviewed notes from a January 19, 2007 meeting between Terry Wolsey, Keith Eaton, and Ron Long with Becki Wheeler of SSOA regarding maintenance of common areas, dues collection, bill paying procedures, deposits to Marina Village account, and collection of delinquent dues. Becki noted that for now she was assessing the same penalties for delinquent dues to Marina Village as for delinquent SSOA dues. There are still some issues to be resolved, and Marina Village may wish to establish a separate collection policy.

Report of officers:

Debra read a report from Terry Wolsey regarding the January 25, 2007 meeting of the SSOA board of directors that Terry had attended. The particular item significant to Marina Village homeowners is that Becki has proposed that SSOA reimburse Marina Village for some of the landscaping maintenance fees for 2006 (since they were for the Marina Village common area that is owned by SSOA), and for any dues/debts that had become non-collectible since SSOA was responsible for dues collection. A final amount should be available by next month's SSOA board meeting and is anticipated to be in the vicinity of \$5,000 - \$10,000 or so.

Reports of special committees:

Debra read a report from Terry regarding his Architectural Control Committee (ACC). He reported that Wells Fargo Bank had gained title to lot #11. We have some attorney fees with regard to the NOTICE OF INTEREST that James Blakesley prepared with respect to our interests in lot #11.

Terry also suggested that Marina Village create building requirements (with suitable amendments to our CC&Rs) specifying:

- Each building to have a minimum of 1600 square feet above ground with 20-foot backyards and 10-foot side yards

- Each building to have an attached garage, 20x22 foot minimum, with 10-foot ceilings and a driveway to accommodate parking for 2 cars off street (or 22x22 foot) with a driveway slope of no more than 4 inches in 12 feet
- All exteriors to be maintenance free stucco with metal fascia and gutters and colors to match the existing project
- Roofs to have a minimum of 30-year life expectancy with colors to match the existing project
- Trees that exist to remain or to be replaced with the approval of the Marina Village ACC
- All yards to be landscaped with underground sprinklers in and around all attached common areas
- Grades for landscaping to drain away from buildings to common midpoint between building at a minimum grade of 2 inches in 12 feet and a maximum grade of 18 inches in 12 feet; all drainage must allow all water to exit to the storm system and not remain on the common area or building lots
- No retaining wall landscaping to be beyond one's building lot without the approval of the ACC
- Parking off street to be allowed only in designated areas for overnight guests with permits
- Any construction will be required to have a \$5,000.00 completion bond per lot (or \$10,000.00 per twin lot) to insure compliance with our Marina Village ACC requirements
- All construction sites to be kept clean and free of debris with specified penalties for violations

Additionally we will need to have a clause to allow us to update these requirements to meet any new standards that may be implemented or to add additional conditions that we find necessary.

Terry's report also stated that lot #1 was now owned by KLM enterprises (owned by Kent Millington). Kent requested a copy of the regulations for the building on lot #1. Terry will furnish these.

Unfinished business:

There was a discussion regarding lot #11 (which had previously been designated as non-buildable to remain a park/common area for Marina Village).

Roman moved that we write up the proposed amendments to our CC&Rs and submit them to James Blakesley in order to be certain that they will be legally acceptable and then submit them to all homeowners for approval. Debbie seconded the motion and it was unanimously approved.

John Wallace had some question about the recent lot survey (requested by SSOA) as to whether or not there was appropriate space between the buildings. John also reiterated that Steve Hamilton (the previous owner of lots # 35 & 36) had promised to replace his temporary walkway with a 4-foot wide one and to relandscape his side yard. He would like Marina Village's help in making sure this happens to get his property back into its original condition.

New business:

Becki Wheeler said that we need to determine how much of the landscaping expense is for SSOA-owned common area and how much is for Marina Village homeowner owned areas. She will try to estimate this from our plat map that Roman will furnish.

Becki also mentioned that she had not been able to obtain copies of checks from last year paid by SSOA to Marina Village since she does not have access to the Mountain High Credit Union account. Ron Long had requested this information to help track down past Marina Village expenditures.

Becki presented a preliminary spreadsheet showing that so far it appears that SSOA would owe Marina Village at least \$5,500.00 for last year's dues (minus expenses).

She further stated that if Marina Village wished to levy special assessments on specific lots (under construction), we should submit a letter to her signed by our president and secretary. The letter should provide the legal description of the properties as well as the proposed assessment for each lot. Once she receives a suitable document she will submit it to the SSOA board for approval. Debra said that she could provide the legal description for the lots.

Becki suggested that the same company do Marina Village landscaping, as will do SSOA common areas next year. The company is Bear Paw Landscaping.

Adjournment:

Debbie Hooge moved that the meeting be adjourned, Roman seconded, and all concurred. Debra adjourned the meeting.

Respectively submitted:
February 22, 2007

Debbie Hooge and Keith Eaton