

**Marina Village at Saratoga Springs  
Board of Directors/Officers Meeting  
7:00 p.m. at Eaton Home  
February 15, 2007**

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

Director Debbie Hooge called the meeting to order at approximately 7:10 pm. Since this was a board of directors meeting and all three of the directors were present, a quorum was present for purposes of carrying on business for the association.

**Reading of minutes of previous meetings:**

No minutes were reviewed at this meeting.

**Report of officers:**

Ron Long said that since he was not on our checking account signature list (at his request), he was not able to get records and statements from the account. He needs to be added to the account. Ron will see what needs to be done to make this happen. He did not know if we had received checks for the account.

He reported that Becki Wheeler (SSOA management) had deposited some \$1650 in January dues to our account. Becki was finalizing the numbers on additional funds that would be paid by SSOA. The SSOA board had previously approved \$5500 and an additional \$6000 (to cover landscaping fee reimbursement) would probably be added.

Ron said that he was leaving on Friday and would be out of town until Monday night, February 19.

**Reports of special committees:**

Terry reported on ACC activity. He stated that he had not heard anything from Jason Smith of Apex regarding a counterproposal to provide us assurance that the homes being built would be completed with suitable landscaping and repairs for all damages to streets and other common areas.

He provided references in the CC&Rs to Becki so that she could justify a possible assessment or \$5,000 per lot in lieu of a completion bond. Becki needs a letter signed by our president and secretary so that she can present this proposal to the SSOA board.

Ron suggested that we might need an attorney to represent us in this matter.

**Unfinished business:**

Debbie said that we still need to amend our CC&Rs to require a completion bond of \$5,000 per lot for any new home development. She said that the city would not get involved in this matter since the streets and common area were all on private property. We are a PUD originally approved by the county.

**New business:**

Debbie asked me, as secretary, to prepare a letter to Becki Wheeler to seek SSOA's help in addressing the following items:

- Lots #29 and 30 have never been landscaped. Supposedly Larry Russell told the buyers that the MVHOA would be responsible for this. We need to make sure they realize that this is the responsibility of the builder and individual homeowner, and not the responsibility of our homeowners association.
- The path to the swimming pool/park that passes between lots #30 and 31 needs to be completed with special attention to the current safety issue with the steep drop-off into lot #30.
- Damage to streets, gutters, and curbs on the lots under construction needs to be repaired before the contractor closes on the homes.
- Lot #40 needs to have its concrete pad in back removed and the back yard lowered so there is no water drainage problem to the common area and adjacent lots.
- The drive to the garage on lot #40 is too steep for most cars to properly navigate.
- All landscaping to new homes needs to be completed along with repairs to any damage done to landscaping or sprinklers in adjacent areas before closing on the new homes.
- The color of the stucco on the homes on lots #31 and 32 is too dark and needs to be redone to be in compliance with other homes in our subdivision. (A motion was made by Debbie Hooge, seconded by Roman Patt, and unanimously approved to require this).
- The wooden stairs that have been added to lot #12 are not in compliance with our construction requirements (concrete and/or steel) and are infringing on lot #11. This needs to be corrected.
- We would like to have our CC&Rs modified to provide for a 10-foot minimum setback between adjacent homes and to prohibit the removing of any existing trees without prior approval of our ACC. Additionally, all future homes must have space in their driveways for two cars so that on-street parking will not be required. Further we would like to make sure that a \$5,000 completion bond is required for any future home construction.

Keith said that he would prepare this letter and discuss it with Becki.

Terry Wolsey moved that we send out notices to all homeowners about our parking requirements – no homeowner parking in the streets except for guests who must have permits. Roman seconded the motion and it was unanimously approved.

Debbie Hooge had to leave the meeting at this point (approximately 8:20 pm).

Ron moved that we remove the large tree and island in the street in front of lots #15 and 16 because they presented safety issues. Roman seconded the motion, and Roman and Terry approved it.

Terry wanted to know if we could have several trees trimmed. Keith suggested that Roman and Ron do a walk-through of our property and make a list of the trees that need to be trimmed. This should be presented at our next meeting for consideration.

Terry mentioned that the “lake committee” was working on a wetlands plan and that this might include a path/firebreak behind our homes to reduce the risk of fire from the reeds growing there. The SSOA agreed many months ago to address this firebreak issue.

**Adjournment:**

Keith moved that the meeting be adjourned. Roman seconded and the meeting was adjourned at 8:34 pm.

Respectively submitted:  
February 24, 2007

\_\_\_\_\_  
Keith Eaton