

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

Directors and officers present: Keith Eaton, secretary; Debra Hamilton, president; Ron Long, treasurer; Roman Patt, director; Terry Wolsey, director.

Directors and officers absent: Debbie Hooge, Director.

Homeowners present: Judi Eaton; Ken and Diana Rice.

Others present: Becki Wheeler, representative of the SSOA management association.

President Debra Hamilton called the meeting to order at approximately 7:06 pm. Since two of the 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:

Secretary Keith Eaton mentioned that the minutes of the recent meetings had been posted to our website: <http://www.utahlake.org/mvss/documents.htm> and had been mailed to members who did not have email access. Based on this we dispensed with the reading of the minutes. Keith moved that the minutes as posted be accepted. Ron seconded the motion and it was passed unanimously.

Report of officers:

Secretary Keith Eaton reported that he and Terry had attended the recent SSOA board meeting (held on February 22), and that two items of particular interest to Marina Village homeowners had been discussed. One was the statement of the amount owed to MVHOA by SSOA based on dues minus expenses for last year. The second was the request to place \$5,000 special assessments on each of the lots of homes being built. The details will be included in Becki Wheeler's report.

Keith also mentioned that we had received a letter from Richard King, attorney, saying that Marina Village HOA might want to pursue legal action against the plaintiffs in the Bunjes et al v Larry Russell/Russell Packard lawsuit to get reimbursement for the legal fees that had been previously assessed. The directors had indicated via previous email discussion that they did not want to pursue this, but we should consider the possibility of refunding the legal fee assessments to those homeowners who were not plaintiffs in the case. Ron moved that we do so, but this was not seconded. The issue was postponed for further investigation.

Treasurer Ron Long reported that we had approximately \$6,336 in our checking account at Mountain America. He also reported that SSOA had furnished him with copies of checks paid to MVHOA last year. This allowed him to find out that the MVHOA account had been at Wells Fargo. Terry moved that we have Ron investigate the MVHOA account to try to determine if funds were mishandled. Roman seconded the motion and it was unanimously approved. Ron will ask the bank for the previous bank records for this account.

SSOA management representative Becki Wheeler reported that BearPaw's quote for the MVHOA landscape maintenance for 2007 appeared to be high. She is seeking bids from two other contractors, one of which is "Yards and Things" which is doing landscape maintenance for Lakeside Village.

She reported that she had sent the request for individual assessments to the SSOA attorney John Richards for review. He provided a document/request form for such an assessment. She is now awaiting the SSOA board's approval.

She further reported that the \$11,000+ amount for MVHOA had been discussed in executive session by the SSOA board. She asked for, and obtained, signatures from Debra Hamilton and Keith Eaton (MVHOA president and secretary) on a letter to the SSOA board seeking their authorization to release the funds. She will now submit this to the SSOA board for their authorization.

Because Becki was not feeling well, she left the meeting after presenting her report.

Reports of special committees:

Terry Wolsey reported on ACC activity. Terry said that he would like to get a form prepared to be used for ACC approval of the building plans for any new lot developments or improvements. Debra Hamilton said that she had obtained a sample form that another homeowner's association had used. She will work with Terry and Becki to finalize the form.

Terry said that he still had not received any request from Jason Smith (Apex) to approve his stucco colors, yet they are currently preparing additional homes for stucco. Terry said that if the builder did not obtain prior approval he would send the workers home if they began to apply a finishing coat of stucco. Becki said that she would send an email to Jason requesting that he get prior color approval.

Terry also reported that he had delivered ACC's requirements for new homes to Ken Millington who now owns lot #1. He suggested that perhaps Ken should put in a two-story home (rather than a basement/single story) in order to avoid possible basement flooding problems.

Terry said that apparently our CC&Rs allow someone to encroach on the neighboring lot. Such an encroachment creates an automatic easement. He suggested that perhaps lot #12 could therefore keep its stairway encroachment into lot #11 provided that they remove the wooden stairs and replace them with an approved concrete and steel structure.

Terry further reported that Evelyn Harris (lot #9) reported that a window in her home had been broken by a rock from the gardener last year and she would like to have it fixed. Terry will look into this.

He also reported that Jeff Haney's and Greg Peterson's homes had raccoon damage and that some of the damaged flashing would have to be completely replaced since we are no longer able to purchase the same color as the homes currently have.

Judi Eaton asked what was the status of MVHOA's claim on lot #11. We did obtain the Letter of Interest but have not progressed further. Ron volunteered to work with Terry to pursue our claim through the escrow and title companies that handled the sale to Larry Russell, and subsequently failed to record the no-build restriction.

Unfinished business:

Keith mentioned that the board had previously approved an expenditure of up to \$1,000 for James Blakesley's services regarding the protection of lot #11. We currently have a bill for \$1,175.81 from Mr. Blakesley. Ron moved that we increase the approved expenditure to \$1,175.81 to cover the bill. Keith seconded the motion and it was unanimously approved.

Terry recommended that in the future we only have one person designated as attorney contact, and that he be the only one to contact the attorney, so that we can better control our costs.

Roman is responsible to come up with a list of proposed trees to be trimmed so we can submit our request to SSOA. He proposed having a property walkthrough this Saturday, March 3, to review what trimming is required. He will try to contact any homeowners that might be impacted to get their suggestions. Judi Eaton asked if she could accompany Roman, and he consented.

Terry reported that he is working with the other directors to come up with a set of proposed CC&R changes to submit to MVHOA and the SSOA board for approval.

Keith brought up the question about enforcing our parking regulations. There was general agreement that it would be best to wait for the major home construction projects to be completed before starting to enforce them again.

New business:

Ron said that he thought he could have a preliminary budget prepared by next month.

Adjournment:

Debra adjourned the meeting at approximately 8:48 pm.

Respectively submitted:
March 3, 2007

Keith Eaton