

Marina Village at Saratoga Springs
Monthly Open Board Meeting
7:00 p.m. SSOA Clubhouse
May 3, 2007

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

Directors and officers absent: None

Homeowners present: John Wallace.

Others present: No representatives from SSOA were present.

Notice: Notice of the meeting was sent out in the SSOA newsletter, and this was a regularly scheduled meeting (on the first Thursday of each month) which is shown on the calendar of our website. Also, email notification was sent to those for whom we have a current email address, and postal mail notices were sent to the other homeowners. Notices were also posted on the sides of the mailboxes in Marina Village.

Quorum: Since a majority of the board members were present, we had a quorum for the purposes of carrying out Marina Village business.

Confirmation of president: Before starting the open meeting the board members unanimously confirmed C.J. Stott as president.

Call to order: C.J. Stott called the meeting to order at approximately 7:09 pm.

Reading of minutes of previous meetings: The minutes of the previous meetings have been posted on our website and/or distributed to all officers and directors so the minutes were not read at this time. The minutes were unanimously accepted.

Report of directors and officers:

Secretary Keith Eaton reported that the home at 364 Bayside Drive (previously owned by the Trujillos) was now owned by Huiqing Li.

He also mentioned that Debra Hamilton had agreed to continue to support/manage our website, but that we would welcome someone to serve as backup if there is another homeowner who might like to help with the website.

Treasurer Ron Long reported that we currently have \$25,372.92 in our Mountain America C.U. accounts including \$10,000 in a six-month CD with an APR of 5.05%, and \$5,000 in a money market account currently paying 2.36%. The remainder of the money is in a checking account.

Ron reported that he had online access to the accounts and would like at least one other board member or officer to also have this access. He will check to see if we can have separate logon IDs and passwords for each member accessing the account.

At present our only regular periodic expense is 25% of the yard maintenance fees (with SSOA paying the other 75%). We will also have some expenses related to getting our

sprinkler systems repaired and trees trimmed. He will confer with Becki Wheeler on a budget.

Terry mentioned that we were continuing to get bills from attorney Jim Blakesley even though we had issued a check over a month ago. Ron will follow up on this.

Ron mentioned that there was a charge from Wells Fargo (where the previous Marina Village account was maintained) of \$3.00 for a copy of each previous bank statement. He had previously asked the bank for five years of back statements to try to ascertain if the funds had been spent appropriately. The board wants him to proceed with obtaining and reviewing the back statements and authorized the expenditure of \$180.00 to get them.

Director Terry Wolsey reported that the updating of the CC&Rs was awaiting input from Keith Eaton. Ron Long said that he would be glad to help retype the CC&Rs to incorporate the new changes. Keith will try to complete his review by the next meeting.

Director Roman Patt reported that a request to remove one tree (on lot # 41) had been submitted to Becki. After some discussion, Roman agreed that he would prepare a list of all of the tree trimming and removal that we need at present and submit this to Becki for submission at the next board meeting. Ron will help prepare the list.

Roman also said he had discussed the landscaping of lot #s 29 and 30 with one of the owners and had left a message for the other. The board has offered to split the cost of the landscaping with the owners, and we would like to get it completed with the other landscaping that is currently underway on the homes that Apex is constructing.

Roman and Terry reported that there were many breaks in the sprinkler system due to freezing last winter (throughout Saratoga Springs). SSOA is currently working on getting our lines fixed. We will need to pay 25% of the repair charges.

Reports of special committees:

Terry Wolsey, chairman of our Architectural Control Committee (ACC) reported that Kent Millington had submitted plans for the home he would like to build on lot # 1. Terry has reviewed the plans and found them to be acceptable with a few changes. The board authorized Terry to issue a letter to Kent accepting the plans with Terry's proposed changes.

Terry reported that the landscaping of the nearly completed homes was progressing, and Apex has repaired several of the outstanding problems. The path to the gate of the SSOA park will initially be gravel. We will consider upgrading it at a later time.

Unfinished business:

Ron reported that he had contacted Superior Title Company regarding their failure to properly record the lot # 11 transfer and limitations (namely that it's not buildable) when the property was sold to Russell/Packard. Superior Title said they would look into the matter.

Ron also mentioned that, according to our insurance broker, it would be much more expensive for Marina Village to provide the exterior fire insurance for our homes than the current system of having each homeowner provide his own insurance. Terry pointed out that the CC&Rs also require that each homeowner furnish yearly proof of insurance to Marina Village. This is something that has not been followed up on recently, and it's something that will need to be done in the future.

Terry reported that he is following up with Evelyn Harris on getting her basement window repaired. (It was damaged by a previous landscaper and has not yet been fixed). Marina Village will pay for this.

New business:

Ron said that he would like to see Marina Village plant some new high quality trees in our neighborhood. The board agreed with him, but left the matter open for future action.

Ron also expressed concern about on street parking in Marina Village (which violates our CC&Rs). The board agreed to address this once the new homes are complete so that we do not have multiple construction workers parking on the streets every day.

Keith asked about the status of SSOA providing a firebreak between our Marina Village homes and the lake (where the phragmites are growing vigorously). Terry said that he had heard that SSOA is working on a plan. (Keith has since conferred with Becki Wheeler, and she said that there is a plan to chop down the phragmites and spray them with weed killer. This should be implemented in the next month or so).

Adjournment: There being no further business, C.J. adjourned the meeting at approximately 8:40 pm.

Respectively submitted:
May 5, 2007

Keith Eaton