

**Marina Village at Saratoga Springs**  
**Monthly Open Board Meeting**  
**7:00 p.m. SSOA Clubhouse**  
**June 7, 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:** None

**Others present:** Howard Van Horn representing SSOA management.

**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.

**Call to order:** C.J. Stott called the meeting to order at approximately 7:06 pm.

**Reading of minutes of previous meetings:** The minutes of the previous meeting have been posted on our website and/or distributed to all officers and directors and mailed to those without an email address so the minutes were not read at this time. The minutes were unanimously approved.

**Report of directors and officers:**

Secretary Keith Eaton reported that the home at 378 Bayside Drive (previously owned by the Roman Patt) is now owned by Thomas Tien.

Treasurer Ron Long reported that we currently have approximately \$28,000 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 our checking account.

He also reported that the check issued to Jim Blakesley for his attorney fees had not been cashed and we continue to receive invoices for it. He will follow up and issue another check if necessary.

Ron said that we don't have enough history and visibility on our expenses to prepare an accurate budget but he agreed to prepare a rough draft for our next meeting.

We are still waiting for Wells Fargo to give us copies of the statements for the previous five years (when the association was run by Larry Russell).

Director Terry Wolsey reported that we are awaiting the SSOA board to approve the quote for tree trimming. Howard reported that the SSOA board has approved \$500, which would only be enough to remove one (or two) trees.

Terry also reported that all of the sprinklers should now be working, and he is having the timers fixed and adjusted. Hopefully everything will be working by next week. Terry will hold a training session for all homeowners on where the sprinkler controls/timers are and how to adjust them.

Terry said that he was trying to get the pathway (to the park) built up and that we would need a fence or rocks beside the path to make sure people stay on the path. He suggested we do the work ourselves at a cost of approximately \$3500 for a concrete walkway. He will organize a work party when he's ready to proceed.

Terry estimates that Apex should have their construction and landscaping complete by the end of the month.

Terry said that the owner of lot #1 was waiting for building plan approval and then would commence home construction. Terry further reported that he was waiting for the glass for Evelyn Harris' window, and he would have it replaced when the glass arrived.

Terry reported that he has given SSOA a quote on mowing down the phragmites and was awaiting their action.

Director Roman Patt said he would ask George (who is doing the landscaping for Apex) to do the landscaping for lot #s 29 and 30. It is estimated that it will cost about \$4,000, which will be split between the homeowners (\$1000 each) and MVHOA (\$2000).

#### **Unfinished business:**

Ron reported that he is still waiting for Superior Title to decide what they are going to do about not recording the no-build restriction on lot #11. Keith expressed concern that it was taking them so long and that time is critical. Terry suggested that we write them a letter documenting our concerns and emphasizing that we need an answer soon. Keith will draft the letter. Ron will furnish the contact information at Superior Title.

There was some discussion about the tree trimming. Keith was concerned that his lot was not mentioned on the report/request to Becki Wheeler. Keith also reported that SSOA is short of funds for tree trimming since they had experienced such a high incidence of water line breakage this year. Keith said that he would pay for the trimming of his trees if the association(s) would not pay for it. Ron suggested that we rent some equipment do the tree trimming ourselves.

After some discussion it was decided we would go ahead and get one or two quotes for the whole job and then pay for it from MVHOA funds. We would then submit the bill to SSOA for subsequent approval, which might not be forthcoming. Roman will ask for a quote from some firemen that have done trimming for him in the past. Barbarus was also suggested as a possible trimming contractor.

Keith said that he had not yet begun to prepare his proposed updates for the CC&Rs but would now be in town for several weeks, and he would have a draft version ready for our next monthly meeting.

#### **New business:**

Terry proposed a change to the CC&Rs that would allow non-present members to be counted as part of the quorum necessary to vote, provided that they were given notice of the election and then failed to appear and/or assign their proxy. Keith said he thought it would be better if we allowed the members to vote by mail. Terry said that this would not allow for a secret ballot. Keith will investigate further and come up with some possible

alternatives. Terry expressed concern about whether we have the power (within our CC&Rs) to change the voting procedures. Howard stated his opinion that he thought we did.

Becki has requested that we formalize our dues collection policy. Ron moved that we use the same policy that SSOA uses for the collection of their dues. Keith seconded the motion and it was passed unanimously. (Roman had to leave early and was not present for this vote). Keith will verify that Roman concurs with this decision and deliver the request to Becki.

Ron brought up the parking issue problem. All agreed it's now time to again start enforcing our MVHOA parking regulation (as defined in our CC&Rs). Keith will prepare a notice for all homeowners reiterating our rules (basically no overnight parking on the streets except for guests with parking permits). In order to qualify as parking in a driveway, all 4 wheels of the car will need to be off the street. Howard delivered a set of Guest Parking Permits that the SSOA office prepared. Keith will check on getting parking decals for the owners' cars (similar to those used by SSOA). We will start enforcing our regulations as of July 1. Ron Long volunteered to be the parking czar, responsible for following up on any infractions.

Howard said that it would be helpful for SSOA if we could furnish them with a list of those homes that were currently being rented, since some owners had not reported this to the SSOA. C.J. volunteered to prepare a list for Howard.

Ron suggested that we have another officers/board meeting before our July monthly meeting to follow up on the action items, so a board/officers meeting was scheduled for June 27<sup>th</sup> at 7:00 pm at Ron's house.

Our next regular monthly open board/officers meeting will be Thursday, July 5, 2007 at 7:00 pm at the SSOA clubhouse. All homeowners are invited to attend.

**Adjournment:** Terry moved that we adjourn and C.J. adjourned the meeting at approximately 9:00 pm.

Respectively submitted:  
June 16, 2007

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Keith Eaton