

**Marina Village at Saratoga Springs**  
**Monthly Open Board Meeting**  
**7:00 p.m. SSOA Clubhouse**  
**August 2, 2007**

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

**Directors and officers absent:** Roman Patt, director.

**Homeowners present:** Judith Eaton, Ken and Diane Rice, Mark Ridderhoff, Janet Wolsey.

**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:** Because CJ Stott was detained, Terry Wolsey called the meeting to order at approximately 7:09 pm.

**Approval 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 fourteen (14) residents had applied for Marina Village parking decals. Thirty (30) decals have been issued so far.

Treasurer Ron Long reported that we have essentially the same amounts in our accounts as the previous month, approximately \$28,000

He reported that Jim Blakesley's bill for attorney fees had been negotiated down to \$1,000 (including late fees) and he had issued a check for this amount.

He also reported issuing a check for \$727.00 to cover the two trees that had been removed. (Previously SSOA had given us \$500.00 toward our tree trimming/removal efforts).

We are still waiting for Wells Fargo to give us copies of the statements for the previous five (5) years (when Larry Russell ran the association). Ron reported that this Wells Fargo account has now been closed.

Director Terry Wolsey reported that Marina Village would need to pay our share of the sprinkler repair bill (approximately \$1,800). Ron reported that he had not yet received

the bill and will follow up with Becki Wheeler to get a copy of the bill. Ron moved that we pay the bill when approved by Terry. Terry seconded the motion and it was unanimously approved.

Terry reported that he had adjusted the sprinkler timers. All the sprinklers should now be activated once a day for approximately ten (10) minutes. Mark Ridderhoff reported that the sprinklers in the island in front of his home did not appear to be working. Terry reported that he thought the battery on the timer might need to be replaced.

Terry also reported that he had sent Becki the name of a weed killer (AquaNet) to use on the phragmites. He reported that Stan Roberts (on Songbird Lane) had been using it with good results. It will take several years of repeated use, however, to be effective.

Terry said that he would schedule a meeting to review plans for longer-term phragmite control. The meeting was set for Monday, August 6, 2007 at the SSOA clubhouse at 7:00 pm. All interested parties are invited to attend.

Mark Ridderhoff reported that he was still waiting for the walk in front of his home to be repaired and that the landscaping behind lot #s 17 and 18 appeared to be damaged. Terry said that Apex claimed they would fix the walkway but were having some contractor problems. He also said that it appeared that raccoons had damaged the newly installed sod behind lot #s 17 and 18.

Terry reported that there was no new progress on the plans to construct a home on lot #1. He also said that a letter had been sent to the owner of lot #12 asking that the deficiencies (wood stairs, no parking, no sprinklers) be corrected. The owner has agreed to make the changes.

#### **Unfinished business:**

Terry reported that the glass for the replacement window for Evelyn Harris was at the vendor's. He will have it picked up and installed.

Ron reported that he was still trying to track down the sales contract and title company that was actually used for closing the sale of lot #11. It appeared that yet a third title company was involved.

Ron volunteered to remove the one remaining flagpole on the corner of Bayside Drive and Saratoga Road on Saturday morning (August 4, 2007) at 9:00 am. Any other volunteers are welcome.

#### **New business:**

Terry stated that he thought we needed to hire someone to do sprinkler repair and lawn maintenance. Ron Long commented that he was disappointed that the current lawn care company was not doing any trash and debris cleanup when they cut the grass. Terry said that he knows someone that would be interested in providing these services to us.

Ron moved that we look for a year-round lawn and sprinkler maintenance person/company to start as soon as we can find them and negotiate an agreement with them. Terry seconded the motion and it was unanimously approved.

Ron moved that we request SSOA to pay 75% of the cost of landscaping lot #s 29 and 30 (currently estimated to be \$7200 total). Judi seconded the motion. It was unanimously passed. Ron will get two (2) or more bids for the necessary landscaping.

Ron moved that we ask SSOA to pay 100% of the cost of completing a concrete walkway from Bayside Drive to the park fence, constructed to our specifications with rock barrier and steel fence. He said that he felt that 100% was appropriate since this walkway had been promised by the original developers. Keith seconded the motion and it was unanimously passed. Our current estimate for this project is approximately \$6800.

There was a discussion about possibly removing the tree and the island in front of lot #s 15 and 16. Keith and Mark stated that they would NOT be in favor of this change. Terry pointed out that the island was not on the original plat and felt that it was owned by SSOA, and we would need their permission for any changes. No action was taken for now.

Terry moved that we get a qualified professional to assess our trees and to make recommendations as to trimming, removal, replacement, etc. We would use this recommendation to submit our recommendation to SSOA for approval. Ron seconded the motion and it was unanimously passed.

Ron suggested that we implement a \$200 fine for parking violations. Howard pointed out that SSOA had a document about parking regulations and fines online. He also showed us samples of the violation warning notices and mentioned that SSOA was still discussing the issue of towing. Terry moved that we accept SSOA's parking enforcement procedures and fines (but with Marina Village parking regulations). Judi Eaton seconded the motion. It was unanimously passed. Ron said that he would get a supply of the parking violation notices.

Ron commented that the mosquito problem seemed to be getting bad and he had not noticed any spraying recently. Howard reported that the spraying was being done twice a day.

**Adjournment:** C.J. adjourned the meeting at approximately 9:30 pm.

Respectively submitted:  
August 25, 2007

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Keith Eaton

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September 6, 2007  
Approved Date