

MARINA PLACE CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS MEETING

February 13th, 2019 - 4pm Mountain Time

Vacasa Keystone office 23024 us Hwy 6, Suite 202

Call in number: +1 605 468 8763

Pin: 866136#

1. CALL THE MEETING TO ORDER
 - a. The Marina Place Condominium Association Board of Directors Meeting was called to order at: 4:08pm
 - b. Board members participating: Lauri Larson, Mark Vecchi, Susan Snyder, Sue Bays - quorum of 3 of the 5 Board members
 - c. Owners participating: Michael Jones (337)
 - d. Vacasa attending: Ben Sloman, Julie Piatchek, Bryan Shack, Gloria Henline

2. APPROVAL OF PREVIOUS MEETING MINUTES
 - a. A couple of edits are required prior to approval

3. FINANCIAL REPORT
 - a. Checking balance at \$183,056
 - b. Reserve balance at \$693,176
 - c. Check the GL on 520P does this include driveway widening, 520A1 does that include siding
 - d. Reserve Study - when is it due?
 - e. Dues - Vacasa has checked this information - owners still paying \$402 and claim they were not notified of the increase a couple of years ago rather than \$403. Vacasa will send out a letter to ensure that the dues rates are correct with some explanation.
 - f. Board asked if we had the % ownership per unit - yes it is the Declaration supplement #1

4. PROPERTY MANAGEMENT REPORT
 - a. Boiler systems: we are waiting on more bids from different companies will try to find 3-4 bids. New pump installed. Needs new pressure gages. Quote (countywide) of 50k on new boiler system waiting for another bid from All American. Michael Jones will recommend other companies for bids. Board thought it was mentioned 50k for 2 boilers. Every 2 years boiler inspection
 - b. Clubhouse #1 roof. Blue sky will send a report today about what's going on. The project is spaced back 1 month and a week. Bryan will update with pictures. On the 18th February the brick pavers will be delivered.
 - c. Vacasa will check payable amounts to to Pie, BluSky etc.
 - d. Vacasa will put up towing signs to provide us authorization to be able to tow vehicles that are violating the parking rules.
 - e. Vacasa will wait until Clubhouse #1 is ready to put new dispensers for toilet paper, air fresheners, paper towel.
 - f. Problems with renters bringing pets into the units is being taken care, will contact rental companies about this issue.
 - g. Cast iron pipes have been cleaned/jetted out, we are currently not experiencing further leaks.

- h. Vacasa is working on converting lights through the building to LED, will provide fixture options to the Board.
- i. Off-site manager support (office and emails) 970 468 1898 / marinaplace@vacasa.com

5. OLD BUSINESS

- a. Website - Ben and Susan have been in contact with the manager of the website to update access but have not yet received access. Richard Garcia is not going to provide access - Vacasa will contact the web manager
- b. Status of architect for interior clubhouse project. WJE not interested in "phased" approach. (We will need to have the WJE proposal / scope of work available for review. Gil Egle on hold for contract as WJE not interested in executing part of project. Remaining \$ amount due to PIE and BluSky. ? BluSky - \$28,963.45, Pie - \$4,824.00
 - i. Hot tub and pool mech, air handling, Vacasa and Board will create the scope and RFP, get BTU and spec info
 - ii. A motion was made not engage with an architect at this time for the clubhouse project, seconded and unanimously approved..whatever
- c. Status of roof leaks – which buildings.
- d. Did we receive engineering reserve study? I believe we authorized this work. We need to see if we received the final engineering study report
- e. Status of boilers – heat melt

6. NEW BUSINESS

- a. Performance of downspout – heat tape, Vacasa is checking warranty (Prime Star Property Solutions) Todd ran the electric for the heat tape- 1 scupper hole on each of the buildings 2, building 3 have been fixed?. If warranty is done we will contact a company to get it fixed.
- b. Bank Authorization - Operating and ICS accounts are both the same with Ben and Mark being the signers on those accounts.
- c. Investing funds will be addressed in later meetings.
- d. A motion was made to set spending limits as following, \$1000 Vacasa, above \$2500 – one board member, above \$2500 – two board members, above \$5000 – three board members, seconded and unanimously approved.
- e. [2019 Budget](#) - Check Lauris email from 2/13/2019 true it up then send to the Board next week and set a budget meeting date.
- f. Question about the results on the Declaration change with Altitude Law - did not make the 67% it is possible to move forward with a court petition process to get the Declaration changed.
 - i. **A motion was made to approve a court petition to update the Declaration amendments, seconded and unanimously approved.**

7. SCHEDULE NEXT MEETING

- a. Preference of 5pm for meetings
- b. Next meeting scheduled for March 14 5pm

8. ADJOURNMENT

- a. Meeting adjourned at 6:02pm

MARINA PLACE CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS MEETING

March 14th, 2019 - 5pm Mountain Time

Vacasa Keystone office 23024 us Hwy 6, Suite 202

Call in number: +1 605 468 8763

Pin: 866136#

1. CALL THE MEETING TO ORDER
 - a. The Marina Place Condominium Association Board of Directors Meeting was called to order at 5pm
 - b. Board members participating: Sue Bays, Susan Snyder, Lauri Larson, Craig Garrett
 - c. Owners participating: None
 - d. Vacasa attending: Ben Sloman, Julie Piatchek, Bryan Shack

2. APPROVAL OF PREVIOUS MEETING MINUTES
 - a. A couple of edits are required prior to approval

3. FINANCIAL REPORT
 - a. Budget Approval/Discussion
 - i. Each budget line was reviewed line by line. Line item Increases were discussed, the addition of new items in the budget as well as increasing costs in the county. Increases were added to certain line items to match historical spending plus increasing costs in Summit County and increase maintenance due to the aging property: snow removal, sewer line / drain cleaning, roof repair, security / fire system inspection and maintenance, chimney maintenance, city utility bills.
 - ii. A motion was made to approve the operating budget for 2019 with a total of \$402,389.05, seconded and unanimously approved.

4. PROPERTY MANAGEMENT REPORT

5. SCHEDULE NEXT MEETING
 - a. Next meeting was to be decided by email in the week starting April 1

6. ADJOURNMENT

Meeting was adjourned at 7:45pm