

Marina Place Board Meeting Minutes
Tuesday April 27, 2021 at 4:45pm MST
Weblink: meet.google.com/dsx-hjqa-sye
Phone: +1 413-337-2533 PIN: 848 239 847#

1. Call to order:
 - a. Meeting was called to order at 4:53pm
2. Attendees
 - a. Board Members: Susan Snyder, Sue Bays, Ralph Wyman, Sergio Castaneda, Craig Garrett
 - b. Guest in meeting: John Smith (128), Thomas Greene (135), David Cameron (228)
 - c. Vacasa Staff: Ben Sloman, Ashton Kent, Bryan Shack, [Emily Montesano](#)
3. Approval of the minutes for February 23, 2021
 - a. **A motion was made to approve the minutes with the edits, seconded and unanimously approved.**
4. Financials
 - a. Operating - \$234,978.45
 - b. Reserve - \$479,226.38
 - c. Variances - Operating dues \$18k, seems as though its from Reserves to Operating - follow up with Kate, missing invoice for electricity, cash surplus into reserves along with bad debt line item
 - d. YTD - \$18,909.56 under budget operating
5. Property Management Report - Bryan
 - a. R&H mechanical lead is out on covid, will be finishing up soon, they need to install thermostat - once this is completed we will pay the outstanding invoice ~\$64k
 - b. Inspections have been moving forward, failed environmental, health and safety, need flow meter and labels on pool mechanicals, EMS and fire dept need to sign off on fire alarms (working with Allied), one more inspection on ADA and facility inspections should be complete.
 - c. Bryan to patch/seal blacktop hole near bldg 3
 - d. Bldg 4 will be painted next - Board approved Excel Capital Projects to complete
 - e. Putting up new no parking signs
 - f. Landscape front of building 2. Discussed options between building bldg 3 and 4. Will consider xeriscaping to reduce water usage and ongoing maintenance upkeep of grass.

- g. Elevator inspections complete.
- 6. Old Business:
 - a. Clubhouse
 - i. Status Update - waiting on environmental/health/safety permit inspection, Town of Dillon and Sewer/Water have already approved. Allied needs to send email to Dillon EMS saying fire alarm works for them to approve, will be done Friday. Expect to be done by second week of May. There will be an online waiver to sign that states if they get COVID it is not MP/clubhouse fault, and to clean up after themselves, and an online reservation system for owners (6 people in pool at a time, 4 in spa area).
 - ii. Bryan/Emily to work on laminated signs saying all people must shower before getting in pool/hot tub
 - iii. Re-opening - Will try for Memorial Day weekend, May 28th, for Clubhouse 1. Clubhouse 2 can be opened up the week of May 7th. Vacasa to send out notice of re-opening to homeowners.
 - iv.
 - b. Building 2 Roof Options - Board is interested in replacing the entire building roof with deferment on the retaining wall to 2023-2024 and ice/snow melt boiler to 2022 . Need to have Turner Morris provide bid for other roof sections on building 2.
 - c. Unit 235 Interior Work
 - i. Bldg 2, unit 235 Roof sagging - Bryan got multiple bids and sent to the board to look over, waiting on 1 more bid for the interior work. Bryan to get 2 more bids.
 - d. Clubhouse 2 needed new pump. Need to redo ladies shower room fan.
 - e. Foreclosure filed to Unit 314.

7. New Business

- a. Summer Projects
 - i. Retaining Walls - received bid from Geocraft for ~\$120k - board will defer to TBD
 - ii. Boiler for Ice Melt/snow melt bldg 3 - running well this winter, half doesn't appear to be fully operations, but didn't affect anything else. Will be replacing the boiler and some concrete work to get to the tubing to replace. Anticipate around the same amount of concrete work as building 1 project. The project will likely required an additional 70K as original reserve study did not include replacement of concrete the length of the building. Board agreed to defer until 2022 and complete roof work on building 2 this year.
- b. Monthly Unit Checks - Unit checks have resumed. Bryan does not do check is someone is occupying the unit.
- c. Sewer Stacks - Bryan to get bids on this per building.
- d. Bryan working on getting concrete bids for stairs / patio outside of Clubhouse 2.
- e. Discussed contract renewal due in September.
- f. .

8. Next meeting scheduled for May 25 at 4:45pm MST
9. Executive Session
10. Adjournment
 - a. Meeting adjourned at 6:22pm