

Marina Place Board Meeting Minutes
Tuesday June 1, 2021 at 4:45pm MST
Weblink: meet.google.com/can-mteb-ycz
Phone: +1 304-602-7186 PIN: 236 039 147#

1. Call to order at 4:49pm MST
2. Attendees
 - a. Board Members: Susan Snyder, Sue Bays, Ralph Wyman, Sergio Castaneda
 - b. Guest in meeting: Sarah Butler (Lallier Construction), Peter Sherman (#216), Tom Clark (Turner Morris), Tim Morris (Turner Morris), Lisa Hernandez (#326)
 - c. Vacasa Staff: Ben Sloman, Ashton Kent, Kate Bauer, Bryan Shack
3. Approval of the minutes for April 27, 2021 will occur over email
4. Financials
 - a. Today's Cash Balances
 - i. Operating - \$249,212.80
 - ii. Reserves - \$518,208.76
 - iii. Total aged receivable - \$26,557.35 of which \$22,182.98 are over 30 days past due
 - b. Financial Highlights
 - i. MTD operating shortfall - (\$1,072.06) favorable to budget \$1,252.09
 - ii. YTD operating surplus - \$9552.30 favorable to budget by \$20,607.22
 - c. Cable TV has increased, will investigate if rate changed on contract or invoices
5. Property Management Report - Bryan Shack
 - a. Spring cleaning in progress and flowers will be planted after last frost
 - b. Reservations at Clubhouse I are no longer needed; Board made a motion to open hot tubs without reservation system and unanimously approved
 - c. Laundry equipment: CSC won't replace damaged machine and it is currently unplugged and not being used
6. Old Business:
 - a. Clubhouse II
 - i. Bryan received certification of completion today, June 1, 2021
 - ii. Working to obtain bids for concrete repairs
 - b. Building 2 Roof Options
 - i. Lallier Construction - Sarah Butler - TPO product due to current PVC damage occurring; TPO product has been around ~20 years; heat welded instead of using a glue adhesive; impact of snow/ice removal means recommendation for walkway in certain areas to protect membrane; 2 year workmanship warranty and 20 year manufacturer warranty

- ii. Turner Morris - Tim Morris - some sections are still under warranty; section above 235 is newer but in very bad shape
 - 1. Roof Ages: B1 installed in 2011 (10 years remaining), E installed in 2004 but was damaged, B2 installed in 2011, C installed in 2014, D1 and D2 installed in 1996 (not in bad shape but overdue for replacement)
 - a. Will protect areas not being replaced with plywood
- iii. Turner Morris was originally called out to make repairs and inspect the Building 2 roof; denied leak coming from roof. Bryan called Lallier and they located the leak source quickly.
- iv. Vacasa will send Board estimates for partial replacement of the roof
- v. Unit 235 Interior Work - will occur once roof replacement is completed, Bryan to obtain third bid

7. New Business

- a. Sewer Stacks
 - i. Backup occurred in unit 327 today, June 1, 2021; last clean out not completed in 2019 as scheduled
- b. Lead Water Testing - Vacasa to send results to Board
- c. Security Cameras - Recent increase in thefts around the county, Board will look into possible security cameras

8. Next meeting scheduled for June 24, 2021 @ 4pm

9. Adjournment at 6:33pm MST