

Marina Place Board Meeting Agenda
Wednesday, March 9th, 2022 at 4:30 pm MT
Google Meet joining info

Video call link: <https://meet.google.com/bzf-epnq-hon>

Or dial: (US) +1 541-897-2447 PIN: 299 322 856#

More phone numbers: <https://tel.meet/bzf-epnq-hon?pin=1031255768338>

1. Call to order:

Meeting called to order at 4:35pm

2. Attendees

- a. Board Members: Ralph Wyman, Sue Bays, Rob Hyde, Paul Jerde
- b. Guest in meeting: John Smith, Matt & Scott (128), Lisa (326), Jackie (227), Amy (411), Julie, Lisa,
- c. Vacasa Staff: Bryan Shack, Shayna Bluemlein, LynNette Rahming, Emily Montesano

3. Approval of the minutes for December 15, 2021

- A motion was made to approve the meeting minutes, all board members approved.

4. Financials

- Op: \$119,302.40
- Res: \$535,462.02
- Positive legal variance of \$7551.77
- LynNette to email board with Bad Debt Write Off

5. Property Management Report - Bryan

- Sent Ralph new bid on retaining wall
- No new major projects during winter season
- Getting quote/info on new laundry machines
- Keeping up with pool equipment/cleaning/snow removal
- Handling water damage issues in units
- Add annual sewer jetting cleaning to the calendar and budget

6. Old Business:

- a. Board recruitment
Board members to make phone calls before annual meeting to gauge interest

7. New Business

- a. Sewer Stacks
 - Add annual cleaning to the calendar and budget
- b. Insurance Claims (may require executive session)

- Board to schedule working session to dive deeper into insurance coverage and what it covers in regard to water damage etc
- Shayna took notes on issues within 128 and initial damage as well as items removed from the unit (carpet, kitchen island) without owner approval due to level 3 sewer damage
 - Will look into invoices from contractors as well as warranty information for carpet and such within the unit to see if there can be cost recovered.

c. Landscaping & retaining wall

- Bryan received 2 bids from contractors, board to decide which one to go with - will also look at materials, colors, etc
 - Board agrees to get eyes on current wall and stain colors of proposals
 - Will vote on which quote to go with at the next meeting
 - Vacasa to send summary email in next few days with more info/timeframe etc before board signs the contract
- Bryan to contact contractors to set up a meet between Bryan and Shayna to get necessary info for the board for an executive board meeting to vote on which contractor, colors to use, etc.

d. Laundry rooms

- Need to get info from CMC Service Works about cell/internet service in Laundry Rooms
- Card readers preferred over Application run systems. Need more info from CMC on options
- 1 washer / 1 dryer (new) versus 2 washer / 2 dryers (refurbished, preferred)
 - Refurbished versus new for cost: refurbished we can buy more versus brand new.
- New machines can allow for revenue
- Bryan will do a refresh on laundry rooms with new paint and new floors depending on damage when everything gets replaced

e. Annual meeting planning

- Saturday, July 9th, 2022 (church in Dillon)

F. Vacasa to send email reminder of rules and regs to owners for spring break time

8. Next meeting scheduled

- TBD intern (executive) meeting for insurance/water damage, laundry and retaining wall within the month
- Wednesday, May 11, 2022 @ 4:30

9. Adjournment

- Meeting adjourned at 6:37 PM