

MARINER'S COVE CONDO OWNERS' BOARD MEETING

Minutes, November 12, 2011

Directors

President: Cathy Tepel
Vice President: Jim Morehouse
Secretary/Treasurer: Carol Hassebrock
Board Members: Wayne Holverstott, Deanne Wright
Chris Urquhart, Katy Montfort

All directors present.

Guests: None

Correspondence: None

Minutes: September minutes approved as presented.

Financial Report: Approved as presented.

Committee Reports:

Maintenance: Wayne identified the current needs of the complex: gutter cleaning, moss removal, driveway issues. Gravel pathway has been completed. Sprinkler head will be relocated next week. Cathy will contact BBW&S concerning the drain at the south end of the property adjacent to the pathway.

Grounds: Deanne reported that the lawns are now on the winter schedule. Snow removal will be done on an as needed basis rather than adding it to the grounds contract. Sand for sidewalks, steps and driveway can be found in the box next to the garbage container if needed for icy conditions.

Sales: No new sales of units.

Old Business:

1. Swimming pool: Pool is on winter schedule. Doors and windows are to be kept closed. Room temperature is set at 81 degrees so that the dehumidifiers will work efficiently.

2. Insurance: Our new insurance broker is Snapper, Schuler, and Kenner of Lynden. Bobbi Green is our contact person. 360 354 4488

A discussion regarding bank requirements for insurance resulted in an understanding that although some banks are taking exception to our coverage limits, most banks are having no problems and accept our insurance. SSK has assured us repeatedly that we are well insured in case of flood. If anyone is having problems with insurance coverage and their financial institute, they should contact Bobbi. The Board agreed to monitor the situation and discuss it at the next meeting.

3. Winterization: A letter will be sent reminding owners that heat must be left at 55 degrees or higher when units are empty. Owners are responsible for informing their renters.

New Business;

1. Discussion on the on-going concern of stored and unlicensed vehicles left in parking lot. Letters will be sent to owners responsible reminding them of the requirements of our CCR's.

2. Budget: Carol presented the budget needs for 2012. The board members worked on the budget and discussed financial needs for the 2012 fiscal year. Carol motioned that we approved the tentative budget with the stipulation that we revisit the budget in January. Owners will be advised by letter that the budget will be on the January agenda. Jim seconded. All in favor. Passed

After a discussion of utility cost increase, Carol motioned to increase the dues by \$25 per unit per month in order to offset the increased cost of utilities. Dues increase would go into affect January 1, 2012. Wayne seconded. All in favor. Passed. This will bring the dues from \$225 to \$250 per month. Carol will send a letter to the owners informing them of the increase.

The \$50 assessment for capital projects ended October 2011. This matter had been discussed at the June 2011 annual association meeting. The majority of the owners present had advised the Board to re-issue the \$50 assessment for an additional three years. Carol moved and Deanne seconded a motion to continue the \$50 assessment beginning in November for three years ending with the payment in October 2014. The \$50 assessment will be re-evaluated at the time. All in favor. Motion passed.

ADJOURNED: 12:30PM

Next meeting: January 21, 2012.

Carol Hassebrock, Secretary