

Mariners Cove Condominium Board of Directors Meeting  
February 18, 2006 at 9:00 AM

Attending: Carol Hasselbrock, Greg Bistline, Wayne Holverstat, Jim Morehouse, Deanne Wright, Anne Van Der Zahm

Minutes for January 21, 2006 meeting were reviewed. M/S/P

Review of the newly-formatted budget. Carol noted that the prepaid dues money now has been placed into staggered CDs, with the interest accruing within those accounts to earn a higher interest rate.

It was also noted that the Exxel money agreed upon as settlement has been received. That deposit is posted in the February accounts. It was reiterated by the board to be sure that the Exxel settlement money is earmarked for the necessary deck repairs on Phase III and it was further noted that the Phase III deck repairs are a priority improvement project at this time.

Updates on building improvements and repair were made by Wayne. A portion of siding was replaced on Phase I to stop some leaking from recent rains and the interior wall damage will be repaired at a convenient time in the near future. It was explained that this has been a result with several units in Phase I due to a design flaw when originally constructed.

Pressure washing of sidewalks to all phases will be conducted in the near future. It is to be completed by All Seasons Inc. They will also be presented with an inquiry to see if they would consider taking orders for individual deck pressure washing from residents.

Update on grounds upkeep was presented. Deanne presented a renewal proposal from J & J, who has conducted this in past years to the satisfaction of the board. The cost remains at the same level of 2005 with the same level of services provided. Motion to have J & J continue with the same services for 2006. M/S/P.

Carol gave an update on the 2005 audit process. Indication was this would be ready for the 2006 condo association annual meeting.

Deanne to seek a bid for consideration of fall fertilizing cost and report back to board.

An update on the building improvements fund assessment was made and feedback from association members. Review of the projected necessary long-term building and grounds improvements costs, from the December 2004 auditor report, that will need to be made over the next five years. It was noted this report included planned, necessary projects, but does not account for any emergency funding that may occur and be necessary. Additional information was presented on suggested reserve fund balance recommendations from other sample condo association policies and additional associated literature on the topic. It was reiterated to the board that the association would not

currently have the necessary funding in reserve to pay for these repairs and improvements, thus the necessity to have the special assessment for building improvements passed earlier.

Discussion by board ensued first on limits on the building improvements fund balance. A motion was made to establish a maximum limit on the building improvements fund reserve balance at \$100,000 maximum ceiling. M/S/P.

Discussion followed on the ongoing special assessment for long-term building improvements, started October 1, 2005 at \$50 per month per unit. It was suggested to now place a finite amount on that assessment as it was initially begun to start creating a necessary funding reserve for expected future building improvements, as well as to prevent a large, one-time assessment to association members that could possibly be an imposition when those improvements are scheduled. A motion that the special assessment for the building improvements fund at \$50 per month per unit, initiated on October 1, 2005, now be established as a \$3,000 per unit special assessment, continuing at \$50 per month per unit. Should any association member desire to prepay this amount, it will be accepted by the association and placed into the building improvements fund balance. M/S/P.

The association's CCRs will be reviewed by the board over the next several months in an effort to update them in accordance with current standards.

Meeting adjourned at 12:30 PM.