

Mariner Hills Property Association, Inc.
Board of Directors – Meeting Minutes 2007-12-01

Directors Present: E. Graff, T. Hanson, W. Miller, D. Schauer, L. Schauer
Directors Absent: G. Hintz, N. Bakko
Others present: [none]

Proceedings:

1. Meeting called to order by President Eric Graff at 10:10 AM on Saturday, December 1, 2007, at the home of E. Graff.
2. Motion to accept Meeting Minutes from 9/15/2007. 1st L. Schauer, 2nd T. Hanson; all agreed.
3. Motion to accept Treasurer's Report of 9/14/2007. 1st W. Miller, 2nd T. Hanson; all agreed.

Old Business:

1. Web Site Status Report:
 - a) Still attempting to contact IXNet to get old domain (marinerhills.com) transferred to point to new site (marinerhills.org).
 - b) Repeated request that the Directors think of "Frequently Asked Questions" (FAQ's) that we can put on a FAQ page.
2. Pool issues:
 - a) Pool was closed at end of Summer on 9/22/2007.
 - b) Pool Women's Toilet: One toilet will need to be replaced, T Hanson will get estimates; second toilet is fully functional – expressed need for this to be done in Spring before opening pool.
 - c) Pool house door: Resolution still uncertain. Further action tabled until next Board meeting.
 - d) Pool house trim needs maintenance – suggestion of doing a "painting party" in the spring.
 - e) Deadbolt lock needs replacement.
3. Pier Property:
 - a) Pier property sign – Sign remains unchanged. (Still shows Frank O'Brien's name and phone number).
 - b) Pier staining and possible painting – to have this looked at in Spring.
 - c) Pier Policy: No change – set aside until future Board meeting.
 - d) Pier parking retaining wall: Retaining wall blocks are spreading and need to be repositioned to prevent further deterioration – set aside until Spring.
4. Bylaws Committee: Loss of committee member G. Hintz (moved) – set aside until future Board meetings.
5. Mechanic Conducting Business from home:
 - a) Town was contacted and apparently soil samples were taken
 - b) Owner of property has removed Credit Card decals from door.
 - c) E. Graff will keep board apprised of further developments.
6. Fax Machine: No need to purchase as donated machine works fine. Issue is closed.
7. Glass in Pool:
 - a) Background -- pool was closed down due to glass in the pool area this past summer. Cleaning crew was required before pool could be reopened.
 - b) Bill was received by Association but we have not yet received reimbursement from the responsible homeowner for as agreed.
 - c) Motion to establish new Pool safety policies, 1st by W. Miller, 2nd by T Hanson, all agreed:
 1. Presence of Glass: When the board becomes aware of glass within the pool area, the pool will be closed for up to one week for inspection and safety reasons.
 2. Broken Glass: If glass is broken in the pool area the pool will need to be closed for cleaning and safety inspections, with the responsible homeowner required to pay the cleaning bill and inspection fine.

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Mariner Hills Property Association -- Board of Directors -- Meeting Minutes (continued)

New Business

1. Budget discussed, including continuing need for maintenance and work on pool, and the need to increase savings to avoid or reduce future "special assessments" -- board is of consensus that saving slowly for eventual large expenses is most prudent path.
 - a) Motion made to approve the budget with an increase the annual assessment to \$185 by T. Hanson, 2nd by L. Schauer, vote taken: 2 Aye, 3 Nay. Motion failed.
 - b) Motion made to approve the budget with an increase the annual assessment to \$190 by W. Miller, 2nd by D. Schauer, vote taken: All agreed. Motion carried.
2. Newsletter – agreed that newsletter, in addition to normal text on pool keys also include notes concerning the following items:
 - a) assessment increase
 - b) new pool policies
 - c) loss of board members and need for additional
 - d) Finally that newsletter be drafted by the Secretary and Treasurer and reviewed by the Board no later than Jan 26th, and sent to members no later than Feb 9th.
3. Board Meetings scheduled for 2008 as follows:
 - a) March 15th – at home of E. Graff.
 - b) April 19th – at home of W. Miller.
 - c) May 24th – Morning before annual meeting, at home of D. & L. Schauer.
 - d) July 19th – location TBA.
 - e) September 20th – location TBA.
 - f) December 6th – location TBA.
4. Motion was made to adjourn by D. Schauer, 2nd by W. Miller. all agreed; Board of Directors meeting closed at 11:40 AM.

Minutes submitted by Warren L. Miller

Signatures of acceptance of above minutes:

Eric Graff, President Date

Nate Bakko, Director Date

Tom Hanson, Vice President Date

Gina Hintz, Director Date

Warren Miller, Secretary Date

Dennis Schauer, Director Date

Lenore Schauer, Treasurer Date