

Mariner Hills Property Association, Inc.

Board of Directors -- Meeting Minutes 2009-03-21

Directors Present: E. Graff, T. Hanson, W. Miller, L. Schauer, M. Schultz
Directors Absent: N. Bakko, R. Seyfried
Others present: [none]

Proceedings:

1. MHPOA Board Meeting called to order by E. Graff at 10:10 AM on Saturday, March 21, 2009, at the home of W. Miller.
2. Motion to accept Meeting Minutes of the Board Meeting from 2008-12-06 by M. Schultz, 2nd T. Hanson; all agreed.
3. Motion to accept the Treasurer's Report of 12-01-2008 by T. Hanson, 2nd E. Graff; all agreed. Treasurer L. Schauer noted that we are still awaiting 30 of the home/lot owners to pay their 2009 Assessment, and who will need to be sent a reminder notice concerning payment. And that this is in line with past years.

Old Business:

1. **Web Site:** No change. W. Miller has not yet gotten around to implementing changes to record aggregate usage info.
2. **Pool:** T. Hanson reports that our normal Pool Cleaning Service will keep the same rates as they charged in 2008.
3. **New Federal Pool Requirements:** Federal legislation entitled the "Virginia Graeme Baker Act" aka VGB (passed in 2007, and signed by G. Bush on Dec 19, 2007) that requires – effective December 19, 2008 -- substantial changes to pool drains and circulating pumps, and requires massive fines for pools opened after that date if they are not in full compliance.
4. **Pool Manager/Committee:** With decision of T. Hanson stepping down as Pool Manager this May, and the requirements of the VGB law; the need for a Pool Committee to begin meeting is paramount. A Pool Committee consisting initially of E. Graff and M. Schultz will meet on Tuesday, March 24 at 6:30 PM at the home of W. Miller, where he will update them with what information he has concerning the VGB requirements; the Committee to setup a regular meeting schedule, and the Board to seek additional committee people from membership no later than the Annual Meeting.
5. **Bylaws:** No change. Committee (consisting of W. Miller, M. Schultz and community member A. Bietenberger) – has completed a draft set of revised bylaws and the Board simply has to decide how/when to proceed from there.
6. **Misc:** Mechanic Conducting Business from home -- No status change.
7. **Pool Vandalism/Surveillance Camera:** No changes, E. Graff to get estimates on getting a camera installed.
8. **Additional Pool Signs:** E. Graff states these have been installed.
9. **Pool Lock:** Refer this to the Pool Committee.
10. **Tax Filings:** These have all been completed.

New Business

1. **AmFam vs MHPOA Lawsuit Dismissed:** In February of 2009, we were erroneously named as a co-defendant by American Family Insurance in a Small Claims case (they were suing Otto Jacobs, LLC over damage done to a homeowner's driveway, and w/o any basis simply presumed we were the "employers" of OJ getting the septic tanks pumped). With diligent work by our Secretary and our Legal Firm (Seymour, Kremer, Koch & Lochowicz) we were able to prove the "assertion" entirely false and were above to get the case dismissed, and our total costs were kept to a very low total of \$400 in legal fees.
2. **Future Pool Needs:** T. Hanson reported several items of "new business" concerning the Pool and/or Bathhouse.
 - **Septic Tank Pumping** – unlike the individual lots, this is apparently NOT done on a regular basis by the Lakes Management District via the property taxes; and we should have it pumped again.
 - **Separate Deadbolt Lock** – recommended that we put a second (key-only) deadbolt lock on the door leading from the bathhouse into the pool area.
 - **Door Frame** – the main entry door and door frame on the Bathhouse should be replaced with a steel frame unit.
 - **No Light on Path (Motion Sensor Light)** – While there are light onto the pool area, there is at present no light covering the path to the bathhouse entrance. Motion made by M Schultz, with 2nd by W. Miller, to allocate up to \$300 for materials and labor to hire electrician to install a motion sensor light: all agreed.
 - **Deck and Bathhouse Cleaning Person** – the person who has done this in the past will no longer be able to do this, and we need to locate and hire someone to do this on a regular basis (the cleaning/checking of the bathhouse is NOT part of our Pool Service).
3. **Permanent Pavilion** – Regarding the idea discussed at the 2008 Annual Meeting about the possibility of constructing of a permanent "pavilion/open-shelter" on the pool property (instead of renting a tent every year). *Significant discussion occurred concerning this – summary notes of important points are listed below for future reference:*
 - **Member Feedback:** T. Hanson reports that several members have mentioned to him that they believe constructing this to be a very practical idea, and a good way to both save money and provide an additional benefit to members; other board members have received similar comments.
 - **Willing/Skilled Help:** Further Tom stated that many of the same people (including several who work in construction trades) have stated that they would be willing and/or interested in help with construction.

