

**Mariner Hills Property Association, Inc.  
Board of Directors -- Minutes from 2010-03-13**

Directors Present: N. Bakko, A. Dietenberger, W. Miller, F. O'Brien, M. Schultz,  
Directors Absent: L. Schauer, R. Seyfried

**Proceedings:**

1. Meeting was called to order by F. O'Brien at 10:05 AM on Saturday, March 13, 2010, at the home of A. Dietenberger.
2. Printed copies of Minutes from the 2009-12-05 Board Meeting were circulated and read. Motion to approve the minutes as submitted was made by N. Bakki, seconded by A Dietenberger, motion carried.
3. Treasurer's Report as of March 12, 2010 was presented and accepted. Additionally it was noted for the board that we have received notice of several member properties undergoing aspects of foreclosure, President and Treasurer are filing necessary paperwork regarding MHPOA assessment claims.

**Unfinished Business:**

1. **MHPOA Welcome Letter:** Revised draft of welcome letter was presented; M. Schultz was designated to deliver this "Welcome Letter" to new owners after property sales.
2. **Annual Members Meeting:** Options for the meeting were discussed. Board voted to keep the same format as previous years – a Noon picnic/potluck Lunch with the meeting immediately following, including rental of tent chairs, association to provide burgers/brats and soda/water as beverages. N. Bakko to supervise setup, food buy and prep, with A. Dietenberger to assist.
3. **Newsletter/Notice of Annual Meeting:** Discussed that in addition to the newsletter and proxy form, the mailing announcing the 2010 Annual Meeting should include a "nomination application form" for directors; form to be finalized at April Meeting.

**New Business:**

1. **Renovation – Painting:** President received a bid from Webber's Painting Service to prep and paint the pool buildings (Bathhouse floor, bathhouse exterior, and pump-house exterior). N. Bakko to get a second bid from a painting vendor he knows. No action taken.
2. **Pool Report:** W. Miller presented several items which were then discussed in depth:
  - a) **DHS Requirements:** A one-page summary of "Specific issues/items needed for Pool to comply with DHS requirements" based on last summer's DHS inspection and specifying the changes in water chemistry and testing, plus repairs, and new or replacement equipment and supplies needed (including several plumbing repairs – a replacement drinking fountain, replacement shower cartridges, drain covers – previously authorized under budgeted repair categories.)
  - b) **Pool Service Vendor & Automated System Bids:** Range of bids was presented from 3 area Pool service vendors (spec'd for full compliance with DHS water testing regs.) In brief, bids were solicited for the following options/items:
    1. **Full Maintenance WITHOUT automation** – Vendor on-site water testing 7 days a week, twice a day at specific times.
    2. **Daily Maintenance WITH automation** – Vendor on-site for water testing once per day (non-specific time).
    3. **Once Weekly Maintenance WITH automation** – Vendor on-site minimum once per week for "full" set of water tests and chemical resupply (this scenario required additional daily testing to be performed by MHPOA volunteers).
    4. **Automated System Bids** – Equipment & Installation for system (compliant to DHS regs.) to perform fully automated, near-continuous water testing and automatic, metered, dispensing of chemicals as needed.

While nine vendors were contacted by phone, only 5 responded (many only service residential pools) – of the 3 vendors providing formal bids: one bid solely on option #3 (and equipment #4) and 2 vendors bid on all options. Service bids ranged from a high of ~\$13,000 for option #1 to the lowest of \$1,400 for option #3. Automated System bids were all fairly close in price at around \$4,500-\$5,000.

Final decision deferred until April meeting, with a request for verification on the lowest bid (Aquaman) option #1, for separate opening and closing costs from this vendor, and possibility of vendor attending next meeting. W. Miller to look into and clarify for April meeting (as well as contacting additional vendor(s) named by M. Schultz).
3. **Upcoming Regular Board Meetings:**
  - a) April 17th – at the home of F. O'Brien.
  - b) May 29th – at the home of L. Schauer.
  - c) July 17th – location TBD.
  - d) August 18th – location TBD.
  - e) December 4th – location TBD.
4. **Motion to Adjourn:** W. Miller moved to adjourn, all agreed, meeting adjourned at 12:10 PM.

*Minutes submitted by Warren L Miller.*

Signatures of acceptance and certification of above attached minutes:

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Date

\_\_\_\_\_  
President (or Vice President, or other Director)

\_\_\_\_\_  
Date