

**Mariner Hills Property Association, Inc.**  
**Board of Directors – Minutes from 2010-07-17**

Directors Present: W. Miller, F. O'Brien, L. Schauer  
Directors Absent: N. Bakko, S. Los

*Note: With two (2) open director positions, number of active directors is currently five (5); quorum is one-half (1/2) of that number, so 3 or more directors needed to conduct business.*

**Proceedings:**

1. Meeting was called to order by F. O'Brien at 10:05 AM on Saturday, July 17, 2010, at the home of L. Schauer.
2. Copies of Minutes from the 2010-05-29 Board Meeting, regular Annual Meeting of Members, and Special Meeting of Members were circulated and read. Motion to approve minutes as corrected was made by L. Schauer, sec. by F. O'Brien, motion carried.
3. Treasurer's Report as of July 15, 2010 was presented.

**New Business:**

1. **Welcome to new/returning directors:** While both S. Los and N. Bakko were absent, President F. O'Brien wished the minutes to reflect our congratulations to both on their election/re-election, and appreciation for their willingness to serve as directors.
2. **Pool Manager Report**– Discussion of recent events/issues:
  - a) Service by Aquaman has been excellent (twice daily testing visits per contract and excellent records). We have received many complimentary and positive comments from residents noting improvements in water quality, clarity and cleanliness of the pool (vendor is vacuuming much more frequently, and keeping much better control of chemical levels).
  - b) Damage to split-rail fence on north side of pool lot driveway (posts have rotted off at ground level and need repair).
  - c) Bathhouse drinking fountain (aka "bubbler") was installed on June 1, so the last item needed to bring us "up to code" in regards to DHS requirements and flagged on our 2009 inspection has been completed. (Noted that plumber promised to return to install upgrade of "chrome" pipe underneath bubbler, but this has not yet been completed, and the "chrome" plating on the drain piping has already begun flaking off – issues need to be discussed with plumber.)
  - d) Additional problems with shower plumbing (notably the "less-than-hot" water in mens' showers – though work by W. Miller has improved it over previous years, it is still deemed to be less than acceptable).
  - e) Main floor drain on the pool basin was loose – Aquaman was on-site within about an hour with scuba gear to re-secure, so no closing of pool was necessary; cost of service visit under "Aquamanagement" contract to be minimal (< \$100).
  - f) Automation Test/Controller Equipment was delivered (packages verified as present in pumphouse by WLM on 7/15/2010) and will be installed (complete with all plumbing) during the week of 7/19 to 7/23) and arrangements for chemicals/tanks and initial operation to begin shortly thereafter (all included as part of previously approved contract).
  - g) Pool Manager reported pool key suspensions for two (2) separate residences for unrelated safety rule violation incidents;
    - The first for an incident where a teen guest of a resident was directly witnessed engaging in the extremely foolish and highly dangerous act jumping into the pool from the roof of the pumphouse (discussion, letter, and explanation of actions extreme dangers were sent to host teen and his parents, who accepted and concurred with the suspension);
    - The second was for the "unsafe access" to the pool where a resident's family member and guests "climbed the fence" (in the presence of young children) to gain access because they had forgotten their pool key (again letter was sent to resident and discussion took place with parents, who accepted and concurred with suspension).
3. Motion by W. Miller, to move the next Board meeting up to first Saturday in September (September 4, 2010) so that meeting will occur before anticipated Pool closing date, and to allow time to consider, vote on, and schedule any fall maintenance projects; seconded by F. O'Brien, unanimously approved.
4. Fall Maintenance Project Bids: It was moved that we should solicit bids for the following fall maintenance projects, with bids and projects to be presented at the September 4 Board Meeting for decisions and actions (if any):
  - a) Bathhouse/Pump-house painting – we have one bid from Webber Painting, and are seeking additional bids.
  - b) Pier Stabilization & Repairs – F. O'Brien to get bids from previous contractors.
  - c) Pool Lot Driveway Rail/Fence Repair – F. O'Brien to get bids from previous contractors.
  - d) Gravel on Driveway – Estimates and/or bids to be sought on materials and work towards Spring.
5. Summer newsletter content presented.
6. Motion to adjourn meeting made by W. Miller, all were agreed. Meeting closed at 11:05 AM.
7. **Upcoming Regular Board Meetings:**
  - a) September 4th – at MH home of W. Miller
  - b) December 4th – at MH home of L. Schauer

*Minutes submitted by Warren L Miller, Secretary*

Signatures of acceptance and certification of above attached minutes:

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Secretary

Date

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President (or Vice President, or other Director)

Date