

Mariner's Valley Two Maintenance Association Board Meeting Minutes

January 18, 2018

Called to order 6:20pm by President Frank Alexich

Board members present: Mike Foley, David Monk, Bill Kern, Marion Baricuatro, Frank Alexich.

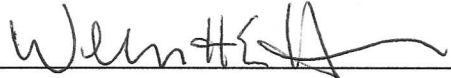
1. Financial Updates – Treasurer David Monk

- a. Monk reviewed financial status of Associate Members paying their dues in 2017
 - i. Six accounts are in arrears, and will be referred to our collections agency this month
 - ii. Approximately six accounts have liens filed on their property. These liens age in six years, so need to continue monitoring and file again as appropriate
- b. Monk reviewed the Association financials, and water bills have been unusually high (see attached monthly summary)
 - i. Some bills reflect major pipe failures that have been repaired
 - ii. Water main was subsequently shut off during rainy season, so next monthly bill should be minimal
 - iii. Monk consulted with our landscaping partner, GMB (Dennis), regarding the increased bills. In GMB's opinion it is unlikely this is a major hidden leak

2. New Business

- a. Irrigation system repairs/modifications
 - i. We have experienced several pipe failures in recent years
 - ii. In addition, there is a recurring issue with vehicles driving up onto the grass, sometimes breaking in-ground Control Boxes, which are located near curbside
 - iii. In considering possible changes to the irrigation system, including potentially relocating the Control Boxes away from where vehicles might roll over them, the Board reviewed Article 9 from the by-laws regarding Alteration.
 - iv. A motion to seek legal advice on whether the contemplated irrigation repairs and alterations constitute a material change according to Article 9 was unanimously approved
 - v. Monk will follow-up with irrigation contractor to estimate repairs/alterations
- b. Annual Tree Pruning
 - i. Aisea has been performing annual pruning for approximately \$5-6k
 - ii. Alexich to solicit a competitive bid
- c. Annual Member Meeting is scheduled for March 29, 2018 (last Thursday in March) at 6pm
 - i. Kern to organize the ballot materials, and confirm whether any Board members are termed-out [subsequently confirmed that both Monk and Foley need to re-run for their Board seats to continue serving on the Board]
- d. MVII Association Website
 - i. Updates are needed for Annual Meeting notice, Board Minutes, etc
 - ii. Monk to review technical notes on performing updates

7:25pm Monk moved to adjourn the meeting, Baricuatro seconded. Unanimous.

Signature: 

Date: Jan 30, 2018

William Kern – Board Secretary