

# Mariner's Valley Two Maintenance Association Board Meeting Minutes

January 29, 2026

Called to order at 6:07pm by President Lonnie Bonds

Board members present: Bill Kern, Lonnie Bonds, Kaulana Park, Marion Baricuatro

## 1. New Business

### a. Annual Meeting Planning

- i. Kern reported that Call for Nominations postcards (for candidates to serve on the board) were printed and will be mailed on January 30, 2026
- ii. Park & Kern to draft a budget for the upcoming fiscal year starting July 1, 2026 through June 30, 2027. Budget to especially plan for projections for lawn maintenance, projected water rates from Board of Water Supply, and other projections over the past year. These expense projections, as well as consideration of the goal of maintaining the cash reserve in the bank toward one year's operating budget, the Board will consider the Annual Dues to members needed for the next fiscal year in the draft budget. A follow-up meeting to review the draft budget to be scheduled before February 21, 2026
- iii. Kern provided a spreadsheet of Board member terms, highlighting the expiration of the terms for Marion Baricuatro and Bill Kern. Both Baricuatro and Kern intend to run again for another three-year term.
- iv. Annual meeting proposed to be scheduled for Thursday April 9 at 6pm, and to utilize Zoom virtual format as has been used since 2020 for participation convenience. Unanimously agreed.
- v. Kern to create draft materials for Board review promptly with target of mailing to membership approximately February 23, 2026

### b. Notices to Delinquent Members

- i. Kern working with Park and bookkeeping to notify members delinquent in their dues payments of their delinquent status and final notification prior to referral to the Collections Attorneys. These notices will be sent to delinquent members beginning of February with amounts owed due by the end of February.

## 2. Old Business

### a. Delinquent Members Referred to Collections Attorneys

- i. Kern reported that several members referred to Collections Attorneys had paid in full and are now in good standing.
- ii. Kern reported one member's overpayment of dues was returned in Certified Mail and the check will be voided consistent with email communications.

### b. Draft Audit Report

- i. Kern reported that the draft report from the independent auditor had been received with no issues to be addressed. Finalization of the report and payment to proceed.

### c. Tax Returns for FY2025

- i. Federal and State tax returns were finalized and signed by Bonds.

### d. Sprinkler Controller for Large Common Area

- i. Bonds reported that the controller for the large common area no longer allows changes to its settings, so is following up with the manufacturer for a replacement.


### e. Cage for Shutoff Valve in Small Common Area

- i. Bonds reported that the cage protecting the shutoff valve in the small common area has rusted and can no longer be securely locked. Bonds and Kern to follow-up with vendors for quotes to replace the cage

**f. Long-term Planning for Common Area**

- i. Baricuatro & Park discussed potential long-term uses of the common area. A meeting focused on envisioning and potential stakeholder discussions will be scheduled following the release of General Meeting materials to membership.

At 7:02pm Bonds adjourned the meeting with unanimous approval.

Signature: 

Date: February 3, 2026

William Kern – Board Secretary