

## MINUTES OF THE MARINA COVE HOA BOARD OF DIRECTORS MEETING

June 1, 2015

5288 Lighthouse Pt Ct

7:00PM

The meeting was called to order at 7:00PM. Board members in attendance were Marilyn McIntyre, Merry Popa, Holly Trumble, Mike Loughlin, Dave Carmichael, and Property Managers Marilyn and Bob Wiltgen.

Neighbors in attendance were Chloe Bloemedaal, Diane and Larry Sisemore, Dan Wester, Tim and Cera Austin, Robert Siudzinski, Vince and Kim Eck, Ray Walker, and Carl Bock.

A motion was passed to waive the reading of the last meeting minutes as well as officer reports.

### REPORTS OF COMMITTEES:

- Rules and Regulations:

Marilyn Wiltgen gave a comprehensive overview of the new Colorado HOA policies. All Hoas need to be in compliance with these. As time passes, rules need to reflect ownership and the Board can change the by-Laws but 67% of the homeowners are needed to change the Covenants. A conference call to the Cove's attorney stated we did not need to revise the Covenants at this time. We have a committee reviewing the by-laws now for updates. Larry Sisemore will be on this committee.

- Approval process for use of HOA property

Merry Popa and Marilyn McIntyre discussed the need for the Cove and the Shores both to have the same approval document and the need for additional detailed information if a homeowner adds to or improves a previously approved project. Any modification needs approval of both the DRC and the Board.

- Policies

Dave Carmichael and Tom Boesch will work on summarizing the 9 HOA Policies required of HOAs.

- Welcoming Packets

Holly Trumble stated this information is now on the website as well as the violation and fine schedule.

- Property Manager's Report

\$449.00 collected in fines

**\$25.00 collected in late payments**

**\$40 K in checking**

**\$12 K in reserve**

**Path rocking was the only significant expense. Bob stated the drainage on the path behind Mystic Owl is still a concern and he may have to put in a culvert and mound it up with road base or trench it through the easement. He will activate the sprinklers this week.**

- **Unfinished Business:**

**A homeowner who has just built a new home gave a synopsis of his new home and the problems with the French drain which is now tied back in with the neighbors and the work has received a certificate from the City of Loveland describing the completed work. He also has provided a spigot to water the common garden to the south of his property. He is requesting some compensation from the Board for this work.**

**Several homeowners showed photos from various windows of their home of the garden structure on the shoreline at Cape Dory. They were inquiring if it meets the guidelines of the Covenants and if it has exceeded the original permitting of a garden there.**

**The Spring/Summer parade is being coordinated by Holly Trumble and Beth Hemstreet. More information to be coming.**

- **New Business:**

**The meeting schedules will now be posted on the website as well as the mail kiosks. There will be an August meeting. September is the Budget Meeting and October is the Annual Meeting. For Annual HOA meetings a 30 day notice is required. For a regular Board meeting, 3 days is the norm.**

**The meeting was adjourned at 8:30. The Board then convened in executive session to decide what actions they would take regarding these matter.**

**Respectfully submitted.**

**Merry Popa, Secretary**

