

The Shores at Mariana Cove

Minutes of the Board of Directors Meeting

February 27, 2018

Call to Order

The board of directors meeting of The Shores at Mariana Cove was called to order at 6:30 PM on February 27, 2018 at the home of Tim McCarthy and Sandy Haller, 5344 Lighthouse Point Court, by Secretary Merlin Perkins.

Roll Call

Directors present: Kim Stenson, Merlin Perkins, Donna Rafferty, Tim McCarthy and Len Koch (via telephone). Property Managers Bob and Marilyn Wiltgen and Guest Carol Chop and Sandy Haller were also present.

Verification of Quorum by Merlin Perkins

Minutes of the Annual Meeting November 14, 2017 were approved.

Election of Directors

Kim Stenson, President
Len Koch, Vice President
Tim McCarthy, Treasurer
Merlin Perkins, Secretary
Donna Rafferty, At Large

Old Business:

Donna Rafferty acknowledged Wiltgen Property Management for their excellent management over a period of the last 20 years.

Len Koch, Chairman of the Cove Long Range Planning Committee, reported that the committee is discussing several ideas such as improving, updating and adding street numbers to the yard lights, adding night sky lighting to allow viewing of the night skies, new harbor posts, and moving the mailbox at Cove Drive at the irrigation ditch. He also reported that his committee is investigating acquisition of the recreational surface rights for Boedecker Lake, and is making progress. Adding artwork to the utility boxes was also discussed.

Financial Report

Marilyn Wiltgen reported that the Shores collected \$47,769 in dues, penalties and refunds in 2017 and ended the year with \$2251 (surplus) in the checking account and \$5076 in the Reserve fund.

Projects approved in 2017 were removing the evergreens on the west island on Lighthouse Point Court, re-landscaping that island, and a major trim and shaping of the evergreen trees throughout the Shores.

Marilyn reported that nearly half of the assessments for 2018 have been collected. A 3-year contract for grounds maintenance and snow removal is in place for 2017 through 2019.

Clarification of Common Area Maintenance

Marilyn explained that the Shores residents pay dues to the Shores for special services such as lawn maintenance and snow removal and maintenance of the Shores common areas, which include everything from the inside of the path. In addition, Shores residents also pay dues to the master association, Mariana Cove, for maintenance of the Cove common areas, including maintenance of the area from the inside of the path to the lake along the Shores peninsula.

Property Management

Bob Wiltgen reported that he and Len Koch will create a survey for all Shores residents to provide input regarding completion of the West Island Project

Bob discussed the merits of tree shadowing, which is planting of new trees close to old trees that may be dying.

New Business:

Tim McCarthy raised the issue of a website for Shores information. Previously, The Shores governing documents, minutes, and financial information were kept on the Cove website. Since MSI has created a new website for the Cove, they are unable or unwilling to display the Shores information/documents. The Shores has purchased the old domain previously owned by the Cove and will maintain its own website for the Shores, including the Cove governing documents, which also govern Shores residents and are important to those who are buying or selling homes on Lighthouse Point.

A discussion of including Harry Hemstreet's Cove Clipper newsletter on the website was tabled for the next meeting.

Functional Coordination between Cove and Shores Boards

It was decided that someone from the Shores board should be a liaison and attend the Cove board meetings. Len Koch volunteered to be the liaison. Thank you, Len. Residents are encouraged to attend both the Shores and Cove meetings when possible. The next two Cove meetings are April 11 and July 24, 2018, venue to be announced.

Document Review

Tim McCarthy and Marilyn Wiltgen will review Shores documents (Covenants and By-laws) and the board will determine if they should be amended, after reviewing their report at the next meeting.

Shores Director Terms:

Donna Rafferty	Term expires 12/31/18
Tim McCarthy	Term expires 12/31/19
Len Koch	Term expires 12/31/19
Kim Stenson	Term expires 12/31/20
Merlin Perkins	Term expires 12/31/20

Quarterly Meeting Schedule

May 22, 2018, 6:30 p.m., Donna Rafferty, Host, 5424 Lighthouse Point Court
August 28, 2018, 6:30 p.m., Len Koch, Host, 5288 Lighthouse Point Court
November 27, 2018, Annual Meeting, 7:00 p.m., Merlin Perkins, Host, 5317 Lighthouse Point Court

Meeting adjourned by Merlin Perkins@ 8:12 PM.

Minutes respectfully submitted by Merlin Perkins, Secretary