

Nautica By The Lake Homeowners Association Meeting Minutes
18 December 2001

Present: Board members Tim Jochim, Jared Long, Garrett Smith, Gary, Amy Norris, Alan Mirsky, and Ted Massart
SUHRCO representatives Lj Richards, and Tammy Wenstrom

Meeting called to order by Tim at 7:06pm.

Building Maintenance

- Drainage Repair at Building C

Repairs necessitated due to original contractor using pea gravel instead of larger gravel in drainage channel. New contractor was hired to repair. Total costs are approx. \$7,820.48 for drainage work and \$3,851.22 for landscape repairs.

After discussing, the board decided to have LJ draft a cover letter and send bills to developer requesting reimbursement. She will also request breakdown of existing landscape estimate and request second landscape estimate in January.

New Business

- Tenant noise Discussion was held dealing with the issue of noise levels from adjoining family units and appropriate actions to deal with complaints.

- Election of Officers

President: Tim Jochim A-201

Secretary: Amy Norris F-202

Treasurer: Garrett Smith C-101

- Newsletter

The publication of a semi-annual newsletter, along with an annual directory of residents (with proviso that everyone be given option to opt out for privacy reasons) was approved. Jared and Garrett will produce the newsletter.

For Discussion at Next Meeting

- Changing water bill so that it would be paid by the HOA instead of individual units and raising HOA dues accordingly.
- No bubbles in hot tub.
- Weight room hours change? Impact on unit #R-101?
- Need to hire someone for maintenance of hot tub, swimming pool (runs ~ \$300/mo? at other places) and for any other maintenance related jobs after Laurie and Don leave.
- Budget needs to be adopted. Until then, all residents will receive 3 months of HOA dues coupons. Board members will be receiving copies of Nautica financial statements.

Next Meeting is Tuesday, January 15, 2002 at 7:00pm in cabana.