**The Board of Marsh Ridge Homeowners Association met on August 13 , 2020 to plan for the annual meeting of September 10, 2020.** Four members were present; Doug Ludwig was out of town. The minutes of July 30 and the agenda for the meeting were approved and the July financial report which was not complete on July 30 was reviewed and approved.

**Old Business:** All units in Marsh Ridge are currently occupied with none for sale.

Craig Sinkel reviewed with the Board current statements and repair status of our sprinkler system. We have invoices for about $3400 for digging and repair of a leaking sprinkler pipe and subsequent site and lawn repair. The controllers for all three pump houses are back ordered and will cost about $3000. Any sprinkler heads that are broken or need adjustment following installation of the controllers will then be replaced. A long discussion by the Board concluded that these unforeseen capital expenses will be paid out of the reserve funds of single family and twin homes proportionally.

The Audit Committee has completed their audit of the Association’s books and submitted their report with a favorable approval.

**New Business:** The season’s project list is not yet completed. Some paver edging has been done but more will be started soon weather permitting. Sidewalks that have been approved for replacement will be started before September. Mailbox posts and the boxes that are damaged will also be completed soon. Jenco has removed some plantings that were dead or very overgrown but additional rock may be necessary.

All homeowners will receive a notice and invitation to the annual meeting. Due to Covid 19, the meeting will be outdoors on the Marsh Drive cul de sac at 6:30 pm on Thursday, September 10. Please bring a chair; social distancing will be followed. There is no potluck and even though it is outside, bring your mask. A rain date is September 17. A financial report will be given and future capital issues will be discussed.

Our insurance agent has not yet given the Board information on any increase in our policy for renewal by October 1. The Board will prepare the 2021 draft budget when that and outstanding statements for maintenance are received. Capital improvement and maintenance categories in the budget will be increased.

After the Board discussion of the 2021 budget, a proposal was made to increase the Association dues beginning January 1, 2021 by $7.00 per month for twin homes and $3.00 per month for single family homes. Dues are billed quarterly so it will be an increase of $21.00 per quarter and $9.00 per quarter. There will be opportunity for discussion and input at the annual meeting on September 10.

**The Board will meet directly after the annual meeting at 641 Marsh Dr. to finalize any outstanding issues.**