

# Marsh Ridge Homeowners Association Newsletter

## Board members:

Doug Ludwig, 627 Bonita Circle, (763) 972-2839  
Zelda Malo, 472 Aspen Circle, (763) 972-3710  
Lowell Mikkelson, 570 Tower Drive, (763) 972-9082  
Gail Scholl, 542 Marsh Drive, (763) 355-9487  
Craig Sinkel, 641 Marsh Drive, (612) 423-2401

## July 21, 2010

All Board members were present and approved the minutes of the May 19<sup>th</sup> meeting. Tom Micke was in attendance and presented the May and June 2010 financial reports and year-to-date expenses through June 2010. The reports were approved after review.

Doug Ludwig responded to complaints of dry and dormant patches of lawn especially on Marsh Drive. The pump for this street has been erratic and to help restore lawns, the sprinkler will run nightly for a short period of time. Homeowners can sprinkle these areas as well.

### Old Business

Mud jacking was completed to level a number of sidewalks that had heaved. Mailbox stands that are deteriorating are being renovated when homeowners alert the Board.

### New Business

Two homes are still in the flood plain and one homeowner is required by the lender to buy flood insurance. The Board received a bid from our landscaper to apply fill and seed the areas not in compliance. The City of Delano will supply fill and the City engineer will be in attendance to ensure the new elevation meets required height. The engineer will then reapply to FEMA. The Board approved the work and expenses related to the corrective actions.

Two residents, Lynn Adams and Don Aluni, have been renovating the sign at the entrance to Marsh Ridge. Some of the weather damage has been repaired, but painting has not been started, any changes to paint colors will be reviewed and approved by the Architectural Committee and the Board prior to painting.

A bid for seal coating driveways was received. The bid includes sealing cracks and the gap between garage floors and the driveway apron. The last seal coating was 3 years ago. The Board approved the expense with the contractor to notify homeowners when the work will occur.

The remainder of the meeting was a discussion with Craig Sinkel, head of the roof committee, on the results of their inspections and the bid process. The committee received 6 bids for replacement of twin home roofs. The full committee met with each company, analyzed the bids and the recommendation is to award the contract to Dave Rieder Roofing of Delano. The work will be scheduled over five years with five structures completed each year. The oldest or most damaged roofs will be replaced this fall. The roofer will attempt to get some compensation due to the class

action suit against the shingle supplier. The Board voted to accept the committee's recommendations.

The Board will meet in special session with the selected roofer on August 3<sup>rd</sup>, 2010 at 7:00 at 641 Marsh Drive to review details of the bid, material selection and payment details. Twin home owners will receive a letter inviting them to attend a meeting on August 19<sup>th</sup>, 2010, at Light of Christ church at 7:00 PM to vote on the action of the Board and approve the necessary assessment. The Board will review all costs including anticipated increases over the five years of work, and set a level for the assessment. The Association's reserve fund would be depleted by this major expense, and not be able to fund other maintenance and repair. Please contact any Board member prior to August 3<sup>rd</sup>, 2010 if you have questions. You can vote in person or by proxy at the August 19<sup>th</sup>, 2010 Special Association meeting.

The Board scheduled the annual meeting of the Association for Thursday, September 23 at Light of Christ church with a potluck at 6:00 PM and annual meeting at 7:00 PM.

### **Adjournment**