

SANTA MARIA RESORT ASSOCIATION, INC.

2022 Annual Meeting Minutes

January 25, 2022

Present: Jeff Langer- President, Roger Burch – Treasurer, Betty Langer, Don and Rhonda Jones.

Zoom: Ron Everson- Vice President, Charlene Pardi, John and Barb Buzanowski, Gerry Wille

Meeting called to order at 9:05am by Jeff Langer - President

Certification of Proxy: 18 out of 24 received and a quorum was established

1. Discussion of self-management as a temporary situation. Now that the expenses and the association are back under control, it's time to hire a manager. We have interviewed Lori Summers and plan to hire her part time as a manager.

2. Review of past years projects:

a) Concrete and stucco repairs have been a big expense.

b) Flat roof coating system was installed and has a 10 yr. warranty.

c) Elevator inspection costs were managed: Water and oil in the pit was handled by Jeff Jones – maintenance with clean-up and a new oil catch line installed, Cable repair expense of \$7500 were avoided by further inspection which found that the outside sheathing could be repaired. The doors rub in certain areas because the panel is being pushed out by rust underneath. Although this has left a few scratches on some doors the expense to replace them is astronomical and was put off for down the road.

d) Key pad locks were installed at stairway entrances. Thank you to Ron Everson for taking on this project.

e) Internet was installed in each unit from Centurylink and it is a big improvement.

f) BBQ deck handrail replaced with composite. Thank you to Don Jones for helping with project.

3. Ongoing projects discussion:

a) Fire alarm system is stuck in the Fire department permitting division. We are hoping the installation will be finished prior to the painting project.

b) Painting of the building contract has been signed. It will be \$16000 more than the reserves estimated funding for this project.

c) Walkway rails will be separate from painting contract. The rails were not painted properly before and are peeling badly. All contractors said they need to be stripped or cleaned thoroughly before new paint can be applied. John Buzanowski presented info on replacing and/or painting the rails. Further discussion and pricing of options will be needed. Thank you to John for his work on this.

4. Other Business

Bottom line: A lot of projects have been done in the past 2 years as this is an old building and it requires a lot of maintenance. We are out of reserve money and our insurance rates are going up considerably. We are doing our best to keep costs down but prices and expenses are going up which is uncontrollable.

Homeowners should clean out their air condition condensation pans and lines yearly. They should also check the toilets, as many owners have found that the seals have deteriorated. We have had leaks and damage and that is the owner's responsibility.

Owners are to turn off their water when leaving for long periods of time.

Garbage has been a big problem. We are no longer able to get service for pickup of large items. Examples: furniture, mattresses and construction debris. We had a mattress out in front of the building for over a month trying to get it hauled away. Maintenance had to spend considerable time taking care of this. Owners need to organize disposal anytime they buy new items as part of their purchases or remodeling!

Owner comments: None

Motion to adjourn by Jeff Langer and seconded by Roger Burch.

Meeting adjourned 9:49am.

Santa Maria Resort Board Organizational Meeting

Meeting was called to order at 9:51am by Jeff Langer - President.

Election of Officers. Roger Burch ran unopposed and now fills the board seat for a 2-yr. term.

The Board positions: Jeff Langer - President

Ron Everson - Vice President

Roger Burch - Treasurer

Appointments of representatives to the Master Board: Jeff Langer and Roger Burch

Owner Comments. None.

Meeting adjourned 9:55am.