



**Marley Park Community Association Inc.
Special Service Area Committee (“SSAC”) Meeting**
Friday, July 27, 2018
11:00am
Heritage Club

Committee Members Present: Karen Smith, Chairperson
Jerry Mullen
Kathy Mullen

Committee Members Absent:

Staff Present: Rebecca Zieber, Community Operations Coordinator
Tabatha Long, Director, Community Operations

Others in Attendance: Five (5) guests were in attendance

The Marley Park Special Service Area (SSA) Committee members met pursuant to call on Friday, July 27, 2018 as indicated above. The meeting was called to order at 11:02am. The following items were discussed and reported:

Minutes – The Committee reviewed the minutes from the May 15, 2018 Committee Meeting. The minutes were accepted as submitted.

Welcome and Introductions – All attendees introduced themselves and their respective roles.

Next SSA meeting – Next meeting date to be determined.

SERVICE REQUESTS

Roof Repairs – The Committee reviewed the reports from Lyons Roofing. The MPCA has received 4 reports of damaged roofs on SSA homes. Damage was discovered on 3 homes during resale inspections. On one unit, the owner noticed cracked roof tiles after a wind storm.

Based on the reports from Lyons Roofing, the Committee accepted the recommendation of staff to proceed with the repairs.

Courtyard Construction – The MPCA has received 2 Design Review Applications from SSA owners to construct courtyards. Both applications were approved by the Design Review Committee. It is the recommendation of the Committee that the homeowners be responsible for any cost incurred by the MPCA for modifications to the irrigation system necessitated by the construction of a new courtyard.



Landscaping – The Committee reviewed the proposal for new turf and hydroseeding in a 1000 square foot section of an area under the maintenance responsibility of the MPCA. The Committee agreed that it would be best to skip overseeding as needed in an effort to restore the Bermuda grass before other options are attempted.

A resident in attendance volunteered to assist with the identification of areas missing plants within the SSA.

CAPITAL PROJECTS

Decomposed Granite – Decomposed granite replenishment for SSA homes has not been initiated yet. Staff will assess the areas most in need and make recommendations to the SSA Committee prior to contracting for the work.

2018 Exterior Painting – contract for SSA painting of units approved for 2018 are signed and MPCA is on Cert Pro's schedule for August. Rebecca will notify SSA residents of painting dates and related information as soon as scheduling information is received.

RESERVE STUDY

The Committee reviewed the draft SSA Reserve Study Update. Any updates requested by the Committee would be sent to Rebecca before August 14th.

BUDGET

2018 Budget Update – Reviewed the SSA Budget Update to June 30, 2018. The Committee discussed the foreseeable needs of the SSA in 2019 and recommends that the assessment for the SSA be increased by \$2 to \$93 for 2019.

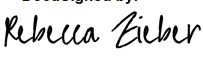
UPCOMING

September 24, 2018 – Election of 2 new Owner Directors

March 2019 MPCA Board of Directors and SSAC elections

Adjournment – The meeting adjourned at 11:57 a.m.

Respectfully submitted,

DocuSigned by:

Rebecca Zieber

Community Operations Coordinator

Marley Park Community Association Inc.