

MARSTON SHORES HOMEOWNERS MEETING  
CAMERON AT THE LAKE CLUBHOUSE THURSDAY, JANURY 22, 2015

FEBRUARY MEETING IS THURSDAY THE 26<sup>TH</sup>, 2015 AT THE CAMERON CLUB HOUSE.

BOARD MEMBERS PRESENT: Hank Gilbert, Vern Bullard, Tina Garcia, Jane Oberg, and Carol Muncaster

OTHERS: Tony Lemberger, Rocky Mt Home Management, LLC, Pete Muncaster, Deb Bullard, Emma Fisher, CP Estes, Mike and Ruthann Austin who are the new owners of Unit 35, Bob Emory, and Bill Bristow with Arrowhead Landscape Co.

CALL TO ORDER: The meeting was called to order at 6:59 by President Hank Gilbert

OPENING REMARKS: Hank was glad to be back after a month of hospitalization and rehab from the flu. He was on a 2 hour break from his rehab facility so the meeting was going to try to be short. He will be returning to his home on Saturday. He started the meeting with a discussion with Bill in order that he not have to stay for the whole meeting. The snow contract was lead by Vern with regard to concerns about the job is being performed. The association wants snow removed from front steps and sidewalks completely not just a path when the snow is 2 inches or more. Snow in the street needs to be plowed to the north where there is adequate space to store the snow except the mailbox area needs to be cleared well. Bill brought 2 contracts for the Board to consider: (1) the depth of 2 inches will trigger automatic service or (2) service will be requested by the management company. The current contract is confusing and can be cancelled and a new contract can be signed. Bill left and after further discussion Jane made a motion that at 2 inches on sidewalks and 3 in the street Arrowhead will be called. When they come out the driveways will be completed cleared. Vern seconded and the motion passed.

Landscape contract was also discussed as Arrowhead also perform that service. There were several issues mentioned and Bill felt most of them could be addressed. Several problems are related to weather and the company is constrained by mother nature.

APPROVAL OF MINUTES: Hank moved to approve December Minutes and the motion passed.

COMMITTEE REPORTS:

Architectural Committee: The Austin Unit #35 have requested a 4 ft high iron fence and flagstone on the patio and also 7 bushes in that area. The fence will be removable. The bushes were not allowed but a motion was made by Vern and seconded by Tina and the motion passed to allow the fence and flagstone as recommended by the Architectural Committee. Bushes can be planted in the dry area but must be in pots.

Landscape: Davey Tree submitted a paper for care of recently planted trees. Deb Bullard gave a brief report and said Jeannette Carpenter resigned in order to allow Mike Austin who owns a landscape company to join the committee. The committee only wants 4 members which is why Jeannette resigned and she also had been on the committee for the longest time.

Maintenance: Vern had very few requests. He did repairs on the rear steps at Unit 46. He also had a concern from Joanne Collins Unit 26 who reported that the mailman was reporting to her that some of our mailbox structures were very shaky. Vern checked them out and some were very bad and that will have to be addressed as the weather improves. CP had talked Gerald who said the mailboxes could be moved to the south side of the street. However, many issues need to be addressed and the motion was tabled until more information is available.

FINANCIAL REPORT: Although financial reports were submitted in the Board packets finances were not discussed in order to expedite the meeting for Hank's time restraints.

MANAGEMENT REPORT: Tony had 2 work orders. Unit 40 had a sewer blockage and that was cleared on Dec 29. Also, Unit 21 had a garage roof leak that had been previously repaired and was still under warranty and it has been fixed at no charge. Tony presented some material on the definition of exclusive use common area and HOA and unit owner responsibility. Our covenants are pretty specific addressing those items. The SB-100 governing documents are also addressed in our Rules and Regs. The phone directory is also being worked on and all this material should be in our website in the future.

OLD BUSINESS: Coyle Engineering report is complete and has been paid. It has been sent to Ramjack and we should have the cost on Friday. There is nothing to report on the skylight at Unit 16.

NEW BUSINESS: Insurance renewal has been completed. The umbrella policy is being shopped for cost. It was not included in the regular policy. Tony brought up the possibility of an annual audit and he will get prices as there are many different audits. Hank said the reserve budget considers many of the projects that need to be done. We do need to get someone to do the 2014 taxes. The 2015 projects and goals have pretty much been addressed by the budget.

Meeting was adjourned at 8:20 p.m.

The next meeting scheduled for Thursday, February 26, 2015 at Cameron Clubhouse 7:00 pm