

MARSTON SHORES HOMEOWNERS MEETING
CAMERON AT THE LAKE CLUBHOUSE FEBRUARY 26. 2015

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

OTHERS: Tony Lemberger Rocky Mt Home Management LLC, Deb Bullard , Emma Fisher, Mike Austin, and Amy and Dennis Davis

CALL TO ORDER: The meeting was called to order at 6:54 by President Hank Gilbert

OPENING REMARKS: NONE

APPROVAL OF MINUTES: Vern moved to approve the minutes Jane seconded and the motion passed.

COMMITTEE REPORTS:

Architectural Committee: A verbal request to replace patio doors at Unit 21 has been received but the paper work has yet to be filed so no action was taken. Mike Austin has completed his work at Unit 35.

Maintenance Committee: Hank suggested that the spreadsheets do not need to be provided each month. Only new items need to be listed. However, Tony should keep a copy of all spreadsheets should be kept. Vern said he had 3 leaks on Unit 37 roof and gutter leaks at Unit 34 and 31. Unit 7 has been working on cars and Tony will send out a violation notice. Also, the chain at the end of the street has been a problem and Tony will talk to the management company to make sure the problem has been corrected. By City Order the chain is suppose to be up.

Siding crack at Unit 45 is not considered to be a problem at this time but will be watched.

Landscape: No report

FINANCIAL REPORT:

Tony discussed the finances and there were no particular items to discuss. We did spend \$9500.00 to Ramjack for Unit 40 and there is still \$9500.00 due.

MANAGEMENT REPORT:

Tony has a prepared report with several items to be discussed. The first item was setting the annual meeting date. Tony will contact the place we used last year and will try to set a date about the middle of April and prepare that appropriate paper work. Deck extensions were discussed and Unit 39 has been billed. Deck extensions require many more Trex boards than the standard decks and that is the additional cost. Decks scheduled to be replaced this year are 9, 12 and 36 for rear decks. Unit 9 is going to be a problem due to the greenhouse under the main rear deck. Unit 27 owners need to be

billed for the deck extension done to that unit and they are aware that they will be charged.

Units 14 and 36 have rear upper decks that are due to be redone. Front decks scheduled are 9, 25, and 40.

Ramjack bill is still outstanding and Tony will discuss the fact that they indicated they would replace the side deck but that did not need to be done. The front porch still needs to be replaced and additional dirt needs to be filled in there before the deck is replaced. Tony needs to talk to the homeowner about what needs to be done on the interior. Drywall work needs to be done along with some other work.

OLD BUSINESS: A new skylight has been ordered for Unit 16.

SEWER LINE BACKUP WILL BE THE HOMEOWNERS RESPONSIBILITY. CAROL MADE A MOTION THAT ALL SEWER CLEANOUTS ARE THE RESPONSIBILITY OF THE INDIVIDUAL HOMEOWNER. JANE SECONDED THE MOTION AND IT WAS PASSED. THAT SHOULD BE INCLUDED IN THE R AND RS.

The insurance umbrella coverage is already included in the policy we currently have.

Snow removal was discussed and while at times they have done a good job, at other times they refused to respond to our calls. The Board will like to interview a couple of other vendors before we sign a landscape contract. We have to coordinate with Cameron and possibly the AWWA whose employees use the street.

NEW BUSINESS: Our taxes have been done and only Federal need to be filed. They are done.

The landscape contract will be discussed next month..

There were several items under Unit 45. However, no previous homeowners reported any leaks. That problem can be looked at but not until the weather is better. Also, it has not leaked since the Davis family has been living there. The water shut off at Unit 45 does not appear to be a problem and Hank presented water consumption use and that does not seem excessive for a six unit building. The exterior water shut off cap was probably sheared by the mowers. Unit 45 does have an interior water shut off so there should not be an issue. There was a request to put up a railing at the front for use of homeowner and that can be addressed.

Vern has agreed to continue as snow contact person for the next few months.

Ted Gremminger, the homeowner of Unit 33 passed away recently. His daughter, Kay Morrow, has been given the information to either rent or sell.

Vern made a motion to close the meeting at 8:15 and it was passed so the Board could go into Executive Session to discuss a Governing Document violation.

