

MARSTON SHORES HOMEOWNERS MEETING
CAMERON AT THE LAKE CLUBHOUSE March 26, 2015

NEXT MEETING IS THE ANNUAL MEETING AT PROVIDENCETOWN LANDING
ON APRIL 14, 2015 at 7:00 PM

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

OTHERS: Tony Lemberger, Rocky Mountain Home Management, LLC, Deb Bullard, Bob Emery, Emma Fisher, Mike Austin, Jean McDonald, and Amy and Dennis Davis

CALL TO ORDER: The meeting was called to order at 7:00 by President Hank Gilbert

OPENING REMARKS: None

APPROVAL OF MINUTES: Vern made a motion to approve January minutes, Hank seconded and the minutes were approved.

COMMITTEE REPORTS:

ARCHITECTURAL

Due to a covenant violation one Board member was unable to participate in voting. There was still a majority of the Board to conduct business

Architectural Report: Unit 10 had a request to replace front windows and it had been approved by the Architectural Committee. Jane made a motion to allow the replacement and Vern seconded and motion passed.

Unit 21 had a request to replace rear sliding doors and screens. AC had approved that request. Jane moved to allow and Vern seconded and the motion was approved.

Unit 45 requested a new front door. AC also approved that request. Jane made a motion to allow and Vern seconded and the motion passed.

Unit 36 requested to be allowed to extend rear deck to the end of the beams already in place at her additional cost for the extension. AC had approved. Jane made a motion to allow and Vern seconded and the motion was passed.

Trex decking has been used and purchased from Home Depot who has decided to discontinue carrying that brand. Vern has talked to Tom Guetz whose son is still in the lumber business and he is going to see if he can get Trex with no major increase in cost. This is being pursued as we would prefer not to switch brands, etc. Tony will follow up.

Unit 43 had a request to replace all windows and sliding doors. AC approved. Jane made a motion to allow and Hank seconded and the motion passed.

All these requests are homeowner expense and exterior paint must match existing paint.

MAINTENANCE

Unit 11 has a request for repair for top front step. It is cracked and has been requested for repair for 11 months. Since our handyman is working at Unit 12 so this

repair can be done quickly. There are several repairs that need to be done and will be scheduled as soon as possible.

Unit 43 has a request for replacement of rear deck as it is in bad shape. However, this deck has been extended and some of the problem may be due to poor construction at the time of the extension. The unit file should show the extension and we should have a record. This is tabled for further investigation.

LANDSCAPE

Davey Tree has removed the tree at Unit 45 and the stump.

FINANCIALS

Tony went through the financials and as of Feb 28 the checking account had \$92,979.01 and savings had \$40,235.50 and discussion was to move more to checking into savings even though interest rate is still low. \$50,000 is going to be moved to savings. Expenses for Feb were \$7,660.17 and income was \$14,967.39.

New owners in Unit 39 are John and Sherry Benner and all old interest and payment for extended decks were received.

OLD BUSINESS

Skylight was replaced at Unit 16.

Front porch replacement at Unit 40 was completed.

Unit 37 has a roof leak and that needs to be looked at quickly.

NEW BUSINESS

Deck replacements for 2015 were discussed. Unit 9 deck replacement needs homeowner's cooperation before that deck can be replaced. If the homeowner does not work with us then we will have to possibly do another deck instead. Violation at Unit 7 was corrected.

Procedures are already in place for structural modifications. There is a form that needs to be filled out for alterations. Homeowners may submit the form for the Board to consider and changes may be made at the homeowner expense if appropriate. Our hoa covenants do not require us to meet current Denver City code or ADA standards.

Annual Meeting is scheduled for April 14 at Provincetown Landing Club House 7900 West Layton Avenue at 7:00 p.m. Tony had forms for the Board to consider with regard to proxy and information.

2015 Landscape contract proposals were presented by Deb Bullard. Her comparisons between Co-Cal and Arrowhead were very complete. The third company did not submit a contract to consider. After discussion Jane made a motion to hire Co-Cal as long as they make a couple of changes to the contract and also that the third company does not submit a much better proposal. Vern seconded the motion and it was approved. This needs to be completed quickly as the spring season is upon us

With the annual meeting scheduled for April 14, 2015 Homeowners must be current in the dues in order to vote. Please return proxies and plan to attend.

HOMEOWNERS ARE STRONG ENCOURAGED TO USE BILL PAY FOR THE MONTHLY ASSESSMENTS AS SEVERAL HOMEOWNERS ARE MISSING THE REGULAR PAYMENT DATE AND THIS IS RESULTING IN LATE CHARGES AND INTEREST.

Next Meeting

Thursday, April 23, 2015

The meeting adjourned at 8:45p.m.