

MARSTON SHORES HOMEOWNERS MEETING PINEHURST COUNTRY CLUB, OCT 29, 2015 6PM

BOARD MEMBERS PRESENT: Hank Gilbert, Vern Bullard, Jack Mahoney, Michele Salisbury, Tina Garcia.

OTHERS: Carol Lehr-Muncaster, Jim and Jeanette Carpenter, Deb Bullard, Jane Oberg, Pat White-Oehm.

CALL TO ORDER: The meeting was called to order at 6:00 PM by President Hank Gilbert.

APPROVAL OF MINUTES: MS moved to approve. JM seconded and motion passed.

COMMITTEE REPORTS:

ARCHITECTURAL - Hank Gilbert

The following requests for alterations were received by the Architectural Committee.

Unit 27 Renner - double light on their garage.

Unit 41 Wailes - request to install a stove vent cover on the east wall.

Unit 11 Adams - request to add retractable awning on rear deck

VB moved to approve. TG seconded and all approved.

MAINTENANCE REPORT - Vern Bullard

Nine Maintenance requests were received this month. Four are complete and five are pending.

Roof gutters (front and rear) to be cleaned this fall. John Phillips Jr. is scheduled to return to the property on November 17, 2015 to perform the work.

LANDSCAPE - Carol Lehr-Muncaster

Co-Cal is expected to do the Fall Trimming in three weeks.

The sprinkler/irrigation system was winterized by Co-Cal on 10/14/2015.

The Landscape Committee has received a signed contract for snow removal from Weston Landscape and Design. MS moved that the snow removal contract be approved. JM seconded and board approved. Carol Lehr-Muncaster and Mike Austin are the contacts for any snow removal issues.

SAVE THE DATE: The HOA Christmas party will be held on **Thursday, December 3 from 5 to 8PM.** Volunteers to join the Christmas party committee are needed as well as a location for the event. Contact Carol Lehr-Muncaster at 303-985-8395.

The Landscape Committee will not meet again until Spring, 2016.

FINANCIAL REPORT:

Tony reported \$30,288.27 in Savings and \$6,098.82 in Checking.
Total Expenses for Aug/Sept: \$28,080.41 Major items in Aug/Sept were Deck Maintenance, \$14,408.51 Water and Sewer \$2391.99 and Grounds Maintenance \$1,150.00.

OLD BUSINESS:

Insurance report on Unit 1 - claim has been dropped by Travelers. The board requested a meeting with Travelers at a future date to explain our insurance policy coverage in depth.

NEW BUSINESS:

PRELIMINARY BUDGETING DISCUSSION

The board reviewed preliminary operations and maintenance figures to project expenses for the HOA for the coming fiscal year.

MANAGEMENT COMPANY SEARCH

Report from the Search Committee to research and hire a new property management company. Committee suggests that we extend Rocky Mountain Home Management's (Tony Lemberger) contract until March 31, 2016 while the management company's research is conducted. JM motioned that we extend Tony's contract. TG seconded and it was approved.

GOVERNING DOCUMENTS COMMITTEE

A motion was made to create an Advisory Committee to the Board to advise on MSHOA corporate history, covenants, bylaws, and rules and regulations. Deb Bullard and Jim Carpenter volunteered to co-coordinate the committee. VB motioned. TG seconded and the Board approved.

WATER DEPT FENCE DAMAGE

Denver Water has been notified to repair damage to the Water Board fence behind Unit 37. The damage was caused by a Co-Cal lawn mower.

UNIT 45 DECK PROPOSAL

The board discussed the homeowner alteration to Unit 45's front porch/deck as per the MSHOA Rules and Regulations and subsequently the over-riding governing documents I.e. to determine cost allocations for the project. After reviewing the Covenants regarding homeowner alteration to limited common elements a motion was made by VB that no monies be paid to the Unit owners under the Covenants-stating that any homeowner alterations negated future maintenance by the HOA except for painting. MS seconded. Voting: 3 yes, 1 no, 1 abstention. Motion passed.

The meeting was adjourned at 7:55 PM

The next meeting of the HOA is Tuesday, November 17, 2015 (due to Thanksgiving holiday,) at 6PM at Pinehurst CC.
Respectfully submitted,

Carol R. Lehr-Muncaster,
Recording Secretary