

MARSTON SHORES HOMEOWNERS MEETING PINEHURST COUNTRY CLUB, SEPT 24, 2015 6PM

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

OTHERS: Tony Lemberger, Rocky Mountain Home Management, LLC, Deb Bullard, Jane Oberg, Pat White-Oehm, Emma Fisher, John and Sherry Benner.

CALL TO ORDER: The meeting was called to order at 6:00 PM by President Hank Gilbert. Minutes of 9/8 approved. TG moved. VB seconded. Approved.

APPROVAL OF MINUTES: JM motion. CLM seconded and motion passed.

COMMITTEE REPORTS: ARCHITECTURAL - Tom Guetz

Following are all improvements recommended for approval by Architectural Committee and will be done at owner expense.

Unit 11 - New sliding doors to be installed on main level deck.

Unit 31 - Installation of a retractable awning

Unit 44 - Fence to be constructed on the lower rear deck to protect dog.

Unit 45 - Installation of exterior sunshades on rear windows. Color to be blended with architecture. Alterations not visible from the street.

Unit 45- Replace and install an additional handrail on front porch.

TG motion to approve Architectural recommendations. JM seconded. Approved.

PROPOSALS - Tina Garcia

Proposal by Tina Garcia to reiterate that Architectural approval is needed on all maintenance requests per covenants. The Board, or any Owner, shall have the right to enforce all covenants. Board agreed that covenants were clearly stated and no additional proposal deemed necessary.

Proposal by Tina Garcia restated that directors in violation of any governing documents for more than 30 days shall not be qualified to serve on the Board. Board agreed that covenants were clearly stated and no additional proposal

deemed necessary.

Proposal by Tina Garcia to Motion to Retain a Legal Written Opinion to analyze whether it is in the best interest of the HOA to fall under the Colorado Common Interest Ownership Act, C.R.S.38-33.3-217; and, the impact to the HOA of the federal ADA/ADAA laws. Board suggested we get an update on ADA/ADAA laws from Hindman-Sanchez, our attorneys, before proceeding on details of proposal. Hank Gilbert motioned we table the motion until Sept 24, 2015 meeting, TG seconded. Approved.

Proposal by Tina Garcia to add to the agenda of the Annual Meeting in April, 2016 to put a referendum to the homeowners to modify the covenants to permit non-standard dues assessment based on the square footage of each unit. TG motioned to table until annual meeting. MS seconded. Approved.

MAINTENANCE REPORT - Jack Mahoney

Jack reviewed his tenure as the three-month Maintenance Manager.

LANDSCAPE - Carol Lehr-Muncaster

The Landscape Committee met on August 27, 2015 at Unit 32.

The committee reviewed a bill for \$65.00 from our Maintenance Contractor John Phillips for a personal garden to be returned to the status of the former dry zone in the Common area of Unit 41. The request was denied by the Landscape Committee and the bill was turned over to Hank Gilbert for further action. Owners are reminded that if they do not return private homeowner gardens to previous state will be billed for restoration costs.

Tina Garcia motioned that previous owner, Bob Williams be billed for the full amount of his Maintenance and Landscaping request. HG seconded. Approved. Hank Gilbert will call Bob request restitution for the HOA.

The committee discussed violations at Unit 46 in which several trees on HOA Common Property were trimmed without the approval of the Landscape Committee, the Architectural Committee or the Board of Directors. The landscape committee has drafted a letter informing Unit 46 owners of the violations of the covenants and discussed possible restitution and/or fines be levied. Investigation continues.

The committee also discussed the weed mitigation problem of summer and is seeking solutions. One issue included getting proposals for white river rock at

“Renewables” on Oxford in Sheridan, CO at \$40 yard and offering the homeowners a choice of adding the rock to their dry zone in place of the gravel or dirt now present. The river rock, if offered, would be at the homeowner’s expense. Each homeowner would need approximately 100 plus square feet depending on their dry zone. This item was briefly discussed but tabled as non-priority.

Co-Cal has been asked to mow the native area in September one last time and also begin the Fall Trimming. The Landscape Committee requests specific dates when this work will be accomplished so it can monitor the process and assure the correct shrubs are addressed on the entire property. The Landscape Committee recommends that the HOA be issued a negotiated “credit” to be received for several breaches of contract by Co-Cal for work promised but not delivered...including several missed trimmings and lack of attention to general clean-up of front stoops and other missed line items on the contract.

Mike Austin, Unit 35, professional Landscape Contractor, homeowner and Landscape committee member, also made suggestions for additional contractors in the event that Co-Cal is replaced. They include medium-sized companies whose work Mike is familiar with and recommends. They are “Infinite Landscapes” owned by Matt Petrone and “Weston Landscapes” owned by Tyler Weston. Mike expressed confidence in each of these companies and recommends that Tony Lemberger ask them for bids.

Davey Tree will be returning to the property in September or October to replace several shrubs that have perished due to hot weather. Although our contract included two waterings by Davey Tree’s water truck, the August drought was too much for some new shrubs. The shrubs have been guaranteed and will be replaced at no charge. Any help with watering of all new shrubs by homeowners is much appreciated by the Landscape Committee.

The Landscape Budget is depleted. The repair and replacement of new edging has been deferred to Spring 2016. Mike Austin will have a six-month window of insurance coverage beginning April 1, 2016 and he will be available to bid on projects on HOA property.

Two homeowner requests have been received by Unit 15 and 16. The request for weed mitigation in berms and clean up of a brush pile will be referred to Co-Cal during the Fall Cleanup and Trimming.

FINANCIAL REPORT:

Tony reported \$30,285.28 in Savings and \$7,240.00 in Checking.
Total Expenses for July: \$22,408.21. Major items in July were Deck Maintenance \$39,934.15.

OLD BUSINESS:

Rebuilding of numerous decks has been completed for the summer season. Contractors John Phillips Sr. and Jr. have returned to Missouri, but are expected to return to work in April , 2016 to continue working on remaining projects as scheduled by Maintenance Manager, Vern Bullard. The Maintenance transition is now underway. A new Maintenance progress report will be attached to the September 24, 2015 minutes.

The meeting was adjourned at 8:25PM
The next meeting of the HOA is September 24, 2015 at 6PM at Pinehurst CC.
Respectfully submitted,

Carol R. Lehr-Muncaster,
Recording Secretary