

# **MARSTON SHORES HOMEOWNERS MEETING PINEHURST COUNTRY CLUB, NOV. 17, 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, Pat White-Oehm, Emma Fisher

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

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

## **COMMITTEE REPORTS:**

**ARCHITECTURAL - No report**

**MAINTENANCE REPORT - Vern Bullard**

Six Maintenance requests were received this month.

Units 35, 37, 39 leaks. Unit 2 driveway issue, Unit 18 downspout, Unit 29 and 30 fascia problems on north side.

Roof gutters (front and rear) to be cleaned when weather permits.

**SNOW REMOVAL - Carol Lehr-Muncaster**

Weston Snow Removal handled three snowfalls so far in October and November. The crew was notified after the first snow that shoveling of the front stoops was not adequate--with some instances of snow still being piled next to the siding and against painted areas. Weston was sent photos and reminded to remove all snow from the front stoops and sidewalks and hand-carry the snow to the front of the units for disposal.

The inadequate removal of snow was reported again at Thanksgiving. The company will be contacted again and reminded of their duty to perform to the specifications of the contract. Homeowners are kindly asked to monitor Weston's progress at their unit and report any issues with snow removal to Carol Lehr-Muncaster, Unit 32.

## COMMUNITY RELATIONS

Don't miss "A Quilted Christmas!" The MSHOA Christmas party will be held on **Thursday evening, December 3 at 5PM** at the home of Jim & Jeanette Carpenter, **Unit 31**. Come for delicious holiday food and drink and see Marston Shores resident Jean McDonald's award-winning Christmas quilts on display. Jean has created over 100 quilts plus 23 charity quilts. She has won "Best of Show" and numerous First and Second Place ribbons from the East New Mexico State Fair and the Colorado State Fair. **PRIZE: Enter to win a Christmas table-runner quilt in a prize drawing at the party.**

"I Heard the Bells" a holiday Christmas choir concert with bell ringers and symphony will be held the weekend of December 12 and 13 at 7PM at nearby **Southern Gables Church** on S. Wadsworth Blvd. Lakewood Bring your own personal bell...to join in the celebration. For more info and a limited number of free tickets: 303-985-8395

## FINANCIAL REPORT:

Tony reported \$30,291.36 in Savings and \$10,477.69 in Checking.  
Total Expenses for Sept/Oct: \$28,080.41

## OLD BUSINESS:

Access to the MSHOA Website has been renewed for another year. Check out [www.marstonshores.org](http://www.marstonshores.org) You will be asked to register on the site and then you will have access to Marston HOA minutes, forms, covenants and other items of interest. JM Motioned to re-up the yearly \$120 fee. MS seconded and the board approved. Jeanette Carpenter volunteered to assist with updating the MSHOA website.

## PRELIMINARY BUDGETING DISCUSSION

The board reviewed operations and maintenance figures and finalized expenses for the HOA for the coming fiscal year. An increase in monthly dues were discussed to take effect January 1, 2016 during the budget process. Once the budget was finalized MS moved to approve the 2016 budget. HG seconded. The vote was unanimous to approve the MSHOA budget for 2016. (see final budget attached.) JM motioned and VB seconded to increase monthly dues from \$295 to \$325 per month. Unanimous vote by board to approve.

## MANAGEMENT COMPANY SEARCH

The Management Committee search continues. Six prospective companies have been identified. Services are being tabulated included (but not limited to ) various criteria expected from the companies. If any homeowner is familiar with a successful management company they would like to suggest to the Committee

please contact Deb Bullard, Unit 34.

### **PAT WHITE PRESENTATION**

Pat White, Unit 16 presented her research for a French drain to be installed behind her unit to mitigate flooding in the rear of the property. She interviewed several contractors and received several estimates on the installation of the drain. The board expects one more bid and will then make a decision.

### **SEWER ISSUE**

The board discussed the ongoing issue of whether or not homeowners or the HOA should be responsible for fixing back-up sewer lines. President Hank Gilbert volunteered to call our attorneys at Hindmann-Sanchez for an opinion on this matter.

The meeting was adjourned at 8:30 PM

The next meeting of the HOA will be held Tuesday, December 29, 2015 (due to Christmas holiday) at 6PM at Pinehurst CC.

Respectfully submitted,

Carol R. Lehr-Muncaster,  
Recording Secretary