

MARSTON SHORES HOMEOWNERS MEETING

Home of Board President Hank Gilbert, Unit 17

JUNE 25,2015

BOARD MEMBERS PRESENT: Hank Gilbert, Carol Lehr-Muncaster, Tina Garcia, Jack Mahoney, Michele Salisbury

OTHERS: Tony Lemberger, Rocky Mountain Home Management, LLC, Pete Muncaster, Jane Oberg, Emma Fisher, Pat Oehm, C.P. Estes

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

OPENING REMARKS:

Hank reiterated the process of authority given to individual board members who are appointed Managers of Committees. In matters of immediate safety concerning unit maintenance all homeowners should contact the Manager who has authority to give immediate attention to the issue. All homeowners are urged to give immediate attention to their area first, notify the appropriate Manager and then notify RMHM. The RMHM Emergency Maintenance 24/7 Phone Number is: 720-352-3058. RMHM Office Phone: 303-979-1472.

Jack Mahoney, Unit 24 Maintenance
Carol Lehr-Muncaster, Unit 32 Landscaping
Tom Guetz, Unit 37, Architectural

Currently, the Committee Managers have authority to make decisions on pressing expenditures of \$500 without going to the board to get the money.

Our governing documents have been reviewed by Hindman-Sanchez, our attorney, and they conform to CCIOA, the (Colorado Common Interest Ownership Act) The DORA registration was missed when we changed from the previous management company to RMHM. We are now registered with DORA as well.

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

COMMITTEE REPORTS:

ARCHITECTURAL: Tom Guetz

Michele Salisbury wishes to replace windows on front entry at Unit 18. TG Motion to Approve. CL Seconded. Approved.

LANDSCAPE: Carol Lehr-Muncaster

The Landscape Committee received multiple requests (10 requests) this month from Unit 46 for aesthetic re-vamping of common area. A letter was sent to the owner of Unit 46, Pat Sullivan to outline the duties of the Landscaping Committee. The requests are being investigated by the Committee.

On June 8 the arborist from Davey Tree walked the grounds to address the extent of dead/dying shrubs. Replacement shrubs were discussed as well as removal of many dying junipers (fitzers.) An estimate was received on June 25 and was forwarded to the Board by email for approval. Hank Gilbert deferred to the recommendation of accepting the contract by the Landscape Chairperson and several board members agreed. We anxiously await the beginning of work from Davey Tree to commence the first or second week of July.

Davey Tree recently completed the planting of a maple tree at Unit 26 that was ordered last fall.

The duties of the Landscape Committee are to evaluate new planting requests, control existing landscape, and plan for the development of future landscape enhancements for the common area. Remaining priorities this year are: replacement of 72 dead/dying shrubs, repair/replacement of damaged edging, and design rock. Please refer to the Landscape Rules and Regulations if you have questions.

MAINTENANCE REPORT : Jack Mahoney

Irrigation: Irrigation system is now repaired. All the timing clocks were tripped by an electrical spike and all have now been reset.

The board reiterated that individual homeowners are responsible for sewer line maintenance up and until the line reaches the main. Jack Mahoney made a motion to approve. TG seconded. Approved. Homeowners are advised to have their sewer lines maintained at least once per year. This includes preventive "roto-rootering," cleaning and examination of the line from the unit to the main. Products are available to keep the line in top shape with minimal cost. If you are in doubt about the shape of your sewer line call a licensed plumber or sewer service for advice.

Motion to accept bid from John Phillips to replace the roofing at Pat Sullivan's Unit 46 for 3,156.98. TG Seconded. Approved.

Jack Mahoney reports that as emergencies (meaning safety issues) arise, we are attempting to deal with them immediately. At the same time we are attempting to address the most serious deficiencies at various units, irrespective of the

schedule set up last year for the "six year fix."

A running progress report will be implemented in July to show the progress both to the Board and to any owners who might wonder why their issues have not yet been addressed.

Maintenance will go through the existing schedule of deferred maintenance; we will revisit all of the units on the list as a team to examine the severity of their needs and re-craft the list as "urgent" or "routine" so that there can be a clear, easily read record of progress.

Unit 26 Sandy Phillips front stoop emergency broken boards and completely replaced due to rotting.

Unit #30 railing was ready to fall off. John Phillips was advised to address that unit as his next priority. As fate would have it, not only the railing, but the entire deck was discovered to be failing. Replaced by John Phillips.

The board agreed we cannot let much needed Maintenance Work spread out over the currently planned six-year time table. The board would be derelict in its responsibilities to homeowners if it did. After careful discussion Hank suggested we use Reserve Funds to complete necessary projects as evaluated by Maintenance Manager Jack Mahoney, John Phillips and Tony Lemberger, along with technical and engineering experts as needed. JM motioned, TG seconded. Approved.

FINANCIAL REPORT:

Tony reported \$ 90,258.06 in Savings and \$5,019.89 in Checking. Total Expenses for May \$13,497.75. Major items in May were Leakfinders, Co-Cal Landscape Maintenance, and contractor John Phillips for various deck repairs, and contractor fees. All decks that were scheduled to be replaced up to now have been completed. Unit #30 's deck was deemed an "emergency" situation and the deck was replaced.

Due to continuing deterioration and restoration of projects that must be done during peak summer months Maintenance suggests we continue to "strike while the iron is hot" on projects needing attention while the weather permits outdoor work. Consequently, the HOA is currently seriously over budget.

OLD BUSINESS

NEW BUSINESS:

Proposal for additional page attached to the minutes for active Maintenance Progress Report.

Unit 11 back decking engineering report from DL Engineering, Inc. We are waiting for a report to come in from the inspection.

Recent new owners: James and Beatrice Muncaster, Unit 33

C.P. Estes addressed the board on remaining maintenance problems affecting five of her units from 2007 siding replacement on Building #1. The board is taking these issues under consideration and will follow-up with investigation of same.

The HOA strongly suggests that trash cans/recycle bins be returned to their garages as soon as possible following pick up on Wednesdays of each week. Those residents who find their current extra large trash can too unwieldy can call the city's hotline at #311 and replace the large can for a smaller, more manageable one.

The meeting was adjourned at 9:10PM

The next meeting of the HOA is at 6PM Thursday, July 23, 2015 at our new location, Pinehurst Country Club.

Respectfully submitted,

Carol R. Lehr-Muncaster, Secretary