

MARSTON SHORES HOMEOWNERS MEETING CAMERON AT THE LAKE CLUBHOUSE APRIL 23,2015

BOARD MEMBERS PRESENT: Hank Gilbert, Vern Bullard, Carol Lehr-Muncaster, Tina Garcia. Jack Mahoney was excused.

OTHERS: Tony Lemberger, Rocky Mountain Home Management, LLC, Deb Bullard, Pete Muncaster, Mike Austin, John and Sherry Benner, C.P. Estes.

CALL TO ORDER: The meeting was called to order at 6:55PM by President Hank Gilbert.

OPENING REMARKS: President Hank Gilbert reminds all Association Members of the protocol for MSHOA homeowners who wish to speak before the Board at official Board meetings. Members must stand, state name, unit number and subject requiring communication. Resident speaking will be allotted 5 minutes to present to the Board. The Board does not enter into conversation or respond with individuals wishing to speak. Communication among board members and with membership must be improved and adhered to. Documentation is required to address the board. Written requests, phone calls and emails will be accepted by RMHM (Tony Lemberger) however, only written requests will be considered. All members will be required to fill out the proper request forms. General comments and/or all requests will be considered and will be forwarded to the entire Board for future discussion and/or action by RMHM only.

APPROVAL OF MINUTES: CLM moved to approve March, 2015 minutes. TG seconded and motion passed.

COMMITTEE REPORTS: ARCHITECTURAL:

Unit #45. Handrail construction request for front entry deck. Materials and labor at owner's expense. VB motion to approve. CLM seconded. Approved.

LANDSCAPE:

Committee met on April 9.

Items discussed:

Units 1 and 21- Damage to grass and a tree by Arrowhead due to skid loader during snow plowing. Committee recommended that snow removal damage be investigated by Tony, reported to Landscape Committee. Contract with Arrowhead stipulates that damage is responsibility of Arrowhead. Tony will follow up.

Co-Cal, new landscape company contract has been signed. Initial walk around completed and spring/summer landscape work will commence at Marston Shores beginning Monday, April 27, 2015. Our regular mowing day will be every Monday. The native area will be mowed by request per Landscape Committee. **Notification by Co-Cal of broadleaf spraying given as Wednesday, April 30.**

Davey Tree - We have a new arborist. Contractor sprayed the crab apple blossoms at 16 and 45. Mike Austin, Unit 35 will be the contact for Davey Tree. A spring "walk around" to assess additional summer planning is scheduled by Landscape Committee in May.

Homeowners are reminded that aside from "board approved" homeowner specialty gardens MSHOA is **commonly owned grounds**. Special requests from homeowners will be considered, however, the "estate grounds" will be maintained and governed by the Architectural and Landscaping Committee of the HOA only in accordance with committee recommendations allowed by our Covenants and Bylaws.

Landscape Requests from Membership:

Unit 16 - Pat White, small sucker removal. Berm cleaning. VB motion, TG seconded to approve.

Unit 26 - revamp of foundation plants - recommended and approved HG motion, VB seconded to approve. Replacement tree, CLM motion, TG seconded to approve.

Unit 35 - redesign of front homeowner personal garden area - VB motion, TG seconded to approve.

Unit 45 - Spruce tree removed, stump grinding done, re-done. Planting request for personal homeowner garden reviewed by Architectural Committee.

Recommended approval subject to Architectural Committee requirements. VB motion, CLM seconded. Approved.

Unit 45 - river rock landscape request - not recommended. Landscape Committee will bring up to grade.

Reminder: North side of Stetson Place is not the property of the HOA.

Homeowners can utilize this area as they wish with the understanding that the city of Denver retains all legal rights to the property.

Deb Bullard submitted her resignation from the Landscape Committee. Carol Lehr-Muncaster agreed to replace Deb on the Landscape Committee. All landscape request forms should be submitted to RMHM for committee review.

MAINTENANCE REPORT :

Unit #1 Estes - downspout fallen to ground, repaired

Unit #9 Sharp - greenhouse removed, siding needed, more work than a normal

deck --meaning we will exceed our deck budget for the year in order to bring Unit 9 up to grade with rest of buildings. Repair TBA

Unit #11 Adams - top step was cracked in half, repaired

Unit #16 Oehm- woodpecker hole damage, under deck in the post, repair TBA

Unit #37 Guetz- new roof leak in bedroom. Repair TBA

Unit #39 Benner - have a persistent leak over fireplace. Repair TBA

Unit #46 Sullivan - report of leak. RMHM (Tony Lemberger) investigated leak report, ceiling stained but reported dry. Vern Bullard investigated leak report, ceiling stained by reported dry. Minutes of 2012 investigated. Unit 46 previous owner Gordon Scheer reported 2012 leak under deck at pool while he and previous owner lived in Unit 46. HOA sealed deck at that time. Board suggested professional leak finding company to do more investigating. Meeting scheduled with #46. Tabled until more information gathered.

April 30 - WARNING!! Co-Cal will be spraying broadleaf weed spray. Close your windows and doors if you have allergies.

FINANCIAL REPORT:

Tony reported \$90,239.60 in Savings and \$31,867.19 in Checking.

Total Expenses for April: \$21,379.27 Major items in April were Davey Tree, removal of tree at Unit 45 for \$990.00 Traveler's Insurance Payment \$7366.50 Various deck repairs, and contractor fees.

Delinquent assessments

The Board agreed to handle delinquent assessments as follows: Assessment payments that are postmarked by the 10th of the month will incur no late fees. Delinquent assessments postmarked after the 10th will be required to pay late fees. HG motion, VB seconded Approved.

RESIGNATION: Vern Bullard has submitted his resignation from the MSHOA Board of Directors effective April 23, 2015. Michele Salisbury, Unit 18 has agreed to an appointment to replace Vern on the Board of Directors. TG motioned, CLM seconded. Approved. Michele's appointment for a two-year term replacing Vern Bullard. Michele is a former nursing professor from Vanderbilt University and has served on numerous boards.

BOARD ORGANIZATION:

The Board approved the following officers for 2015 - 2016

Hank Gilbert - President

Jack Mahoney - Vice President

Carol Lehr-Muncaster - Secretary

COMMITTEE MEMBERS FOR 2015-2016

Architectural

Tom Guetz

Jim Carpenter
Joann Collins

Landscape

Mike Austin
Pat White
Nancy Guetz
Carol Lehr-Muncaster

Nominating Committee

Hank Gilbert

Maintenance Manager

Jack Mahoney

OLD BUSINESS

NEW BUSINESS:

Subject: Motion to Enforce Bylaw Rules for Board Meeting and Annual Meeting Procedures

Summary: An Owner may appeal Board decisions under Bylaws Appeal (see attached Motion.)

Board member Tina Garcia advised all Association Members and Board Members that Covenants and Bylaws are strictly enforced as written. She suggests that all residents and Board members become better informed of Covenants and Bylaws, including Rules and Regulations before communicating issues. This includes Bylaw Appeal Procedures. Motion by TG, Seconded by CLM. Approved.

Vern Bullard reported on CP Estes' initiative to move mailboxes to a safer area of the community. CP is still researching and working with the post office to see if MSHOA can get on-porch delivery. Tabled until future date.

CLOSING REMARKS:

Deb and Vern Bullard appreciate the opportunity to have served on the Board and the Landscape Committees for the past year. The Board thanks them for all of their hard work. The Board also welcomes Jack Mahoney and Michele Salisbury to the HOA Board.

The meeting was adjourned at 9:05PM

Respectfully submitted,

Carol R. Lehr-Muncaster, Secretary