

MARSTON SHORES HOMEOWNERS MEETING PINEHURST COUNTRY CLUB, DEC. 30, 2015 6PM

BOARD MEMBERS PRESENT: Hank Gilbert, Vern Bullard, Michele Salisbury.

OTHERS: Tony Lemberger, Carol Lehr-Muncaster, Jim and Jeanette Carpenter, Deb Bullard, Jack Mahoney, John Benner.

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

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

COMMITTEE REPORTS:

ARCHITECTURAL - Hank Gilbert

Unit 14 - request for four patio door replacements, request to change lower level patio door to window. VB motion to approve. MS seconded and approved unanimously.

MAINTENANCE REPORT - Vern Bullard

Unit 16 - All French drain install bids received and discussed. Maintenance met with and proposed Weston Landscaping for the installation. Installation may proceed as early as February--weather permitting. MS motioned to approve Weston. HG seconded and unanimously approved by Board.

SNOW REMOVAL - Vern Bullard

The snow removal contract between Weston Landscaping and MSHOA has been cancelled due to lack of performance. Vern Bullard proposed that Jakelich Construction be contracted to do snow removal replacing Weston. Snow removal was discussed. VB moved, MS seconded and unanimously voted on by the Board to approve.

FINANCIAL REPORT:

Tony reported \$30,294.35 in Savings and \$16,251.37 in Checking.
Total Expenses for Oct/Nov: \$3,668.41

OLD BUSINESS:

Travelers Insurance has been renewed for 2016. The HOA has paid for the first

quarter. However, the Association is open to proposals for a more competitive insurance. Anyone with suggestion for different insurance carrier invited to contact Hank Gilbert.

RESERVE FUNDS Vern Bullard is asking that the reserve funds should have a policy that we do not use a Reserve Fund to cover an operation expense. This discussion is tabled until next month.

HISTORY OF MAINTENANCE REQUEST FORMS - requested by Vern Bullard to update files of each unit.

ROOF REPAIR ON UNIT #39 - Horn Roofing did preliminary repair on a section of roof that was leaking near the chimney of Unit #39. A membrane was installed to redirect water from Unit 38 back to the center of the roof and down to the ground. They are expected to return and finish up after the New Year holiday. A small drywall project is also forthcoming to finish the work at Unit 39.

REPAIR OF DRIVEWAY UNIT #2 - Concrete budget will be discussed later in 2016. At that time, the Board will review concrete projects and decide if funds are available. Unit #2 will be addressed at that time.

MSHOA WEBSITE

Update on the MSHOA Website: www.marstonshores.org The website is currently updated with the latest version of the minutes and rules and regulations, articles of incorporation and bylaws. **Note:** A new phone list is being prepared by Jeanette Carpenter Unit 31, 303-932-0258. If you have updates to phone number or email addresses please contact Jeanette a.s.a.p

Important note: Please check your email account and make sure it is active in order to receive the MSHOA minutes beginning this month. If you have a problem receiving the monthly minutes call Carol Lehr-Muncaster 303-985-8395.

MANAGEMENT COMPANY SEARCH

The Management Committee search continues. Four 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.

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. Jim Carpenter, Unit 31 proposed that the HOA use the "footprint" of the unit as a guideline for

deciding who is responsible for the sewer issue. The board is exploring adding this to the Rules and Regulations so all homeowners understand the issue.

REPLACEMENT BOARD MEMBER

It was proposed by Vern Bullard that Jane Oberg be appointed to serve on the MSHOA Board for two years. MS seconded the motion and the Board unanimously approved Jane as a new board member beginning in January, 2016.

The meeting was adjourned at 8PM.

The next meeting of the HOA will be held Thursday, January 28, 2016 at 6PM at Pinehurst CC.

Respectfully submitted,

Carol R. Lehr-Muncaster,
Recording Secretary