

MARSTON SHORES HOMEOWNERS MEETING PINEHURST COUNTRY CLUB, FEB 25, 2015 6PM

BOARD MEMBERS PRESENT: Hank Gilbert, Vern Bullard, Michele Salisbury, Tina Garcia, and Jane Oberg.

OTHERS: Carol Lehr-Muncaster, Deb Bullard, John and Sherry Benner, Emmy Fisher, Paulette Haffner, Jim and Jeanette Carpenter, C.P. Estes and attorney Ben Brown.

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

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

COMMITTEE REPORTS:

ARCHITECTURAL - Tom Guetz

Unit 45 - Request for rear deck extension. Discussed by board. Tabled until next month.

MAINTENANCE REPORT - Vern Bullard

Unit 37 - Leak at the top of the chimney.

Unit 41 - Request for maintenance on deck and soffet on front porch as a condition of sale. New owners must be apprised of the request and what alterations entail per HOA covenants.

Unit 29 - removed old fascia. Replaced flashing

Unit 16 - French drain scheduled for spring.

Unit 44 - Re-slope the gutter on the garage.

Gutters have all been cleaned.

SNOW/LANDSCAPING - Carol Lehr

Jakelich Construction will continue to be our snow contractor.

Motion was made by TG and seconded by MS to allow Jakelich to make the decision (under the terms of the contract) when to come out and plow. Motion passed.

Mountain High Tree and Lawn will be on the property in March to begin pruning and removal of several dead crabapple trees killed by fire blight. Our certified arborist is Daniel Nilles.

FINANCIAL REPORT:

A motion was made by HG and seconded by TG to wave fees for late payments of dues during the transition of dues costs from \$295 to \$325. Board approved. Tony Lemberger will handle the payment details.

This month Tony reported \$20,768.01 in Savings and \$30300.52 in Checking.
Total Expenses for Dec/Jan: \$5841.12

OLD BUSINESS:

INSURANCE

Board member Tina Garcia continues to research and compare insurance companies for a more competitive rate than Travelers Insurance, our current carrier. Eric Johnson, CRS Insurance is consulting on this project. He has been invited to make a presentation at the next board meeting. The new board will be looking at Tina and Eric's research before making a final decision to switch insurance companies. Anyone with additional suggestions for alternate insurance carriers is invited to contact Hank Gilbert.

DECK WORK ON UNIT #9 The board briefly discussed a letter sent to the Homeowner of Unit #9 regarding required charges for the reconstruction of a deck (following a greenhouse teardown). The board sent a certified letter with reconstruction cost details, clarification of Covenants and outline of HOA payment procedures.

EXTENDED DECK ON UNIT #38 Vern Bullard, board maintenance manager discussed upgrading prior deck railing work that was deemed sub par upon inspection. The owners of Unit 38 received a bill for a previous alteration under the HOA covenants and agreed to pay it. A motion was made by TG and seconded by VB to wave an additional \$50 late fee (attached to the payment) due to prolonged decision-making by Board. Motion passed.

HOA RULES AND REGULATIONS The Board discussed the process of reviewing and clarifying the official HOA Rules and Regulations in order to smoothly transition procedures and information to prospective Management Companies.

Differentiation of the Rules and Regulations as pertaining to CCIOA and also with respect to our affiliation with a Home Management Company will be studied and addressed. The discussion was tabled until further research could be presented next month. The Rules and Regulations will then be gathered for approval.

HOA COLLECTION ENFORCEMENT

Vern Bullard suggested that the Board change specific Rules and Regulations to be consistent with HOA Covenants. The specific rule concerns various homeowner maintenance alteration issues with respect to fairness and equitability to all homeowners. Discrepancies between the two governing documents will be investigated and clarified if necessary so a policy going forward will be understood by all concerned. Vern Bullard

proposed that we delete *Paragraph 2C under Alteration Maintenance* clarifying the responsibilities of homeowners concerning alterations to be consistent with HOA Covenants (which take precedence over Rules and Regs.) JO seconded the motion. Board approved.

CALL FOR BOARD MEMBERS

Residents are needed to volunteer as prospective Board Members for upcoming elections at the Annual Meeting in April, 2016. Those who would like to be considered for upcoming board vacancies should contact Hank Gilbert, Jane Oberg or Jeanette Carpenter.

For monthly minutes and HOA information visit the MSHOA Website:
www.marstonshores.org

ANNUAL MEETING

A date has been set for the upcoming MSHOA Annual Meeting to be held April 12, 2016 at 6PM at Pinehurst Country Club.

The meeting was adjourned at 9PM.

The next meeting of the HOA will be held Thursday, March 24, 2016 at 6PM at Pinehurst CC.

Respectfully submitted,

Carol R. Lehr-Muncaster,
Recording Secretary