

**MARSTON SHORES HOMEOWNERS
MEETING MINUTES
June 15, 2016, 3:00 PM**

BOARD MEMBERS PRESENT: Tom Guetz, Michele Salisbury, Jane Oberg, Vern Bullard and Sherry Benner.

OTHERS: Deb Bullard, Carol Lehr-Muncaster, Jim Carpenter, Richard Hagman, Pete Muncaster and Jack Mahoney.

CALL TO ORDER: The regular monthly meeting was called to order at 3:03PM by President Tom Guetz. Tom noted that he talked to a representative from the neighboring community. The cul-de-sac was full of branches from the damaged trees from their community due to the large April blizzard. They were working to have the pile removed. The pile is being removed today.

APPROVAL OF MINUTES: The minutes of the May 18 meeting were reviewed and approved as presented. Oberg motioned, Benner seconded; vote was unanimous. Carol Lehr-Muncaster asked about the delay in getting the minutes to the owners. Brian stated that he had provided the minutes to the Board, and they had made suggested changes, but there was no official vote to approve the minutes, so the minutes were not sent out to the owners. Brian will get the minutes completed earlier and get them to the Board for approval via email. Once the minutes have been approved, they can be sent out to the owners.

COMMITTEE REPORTS:

ARCHITECTURAL REPORT – Jim Carpenter. There were two requests this month:

- John & Christina Watson at 7130 W. Stetson Place #22 requested a deck expansion as the deck was being repaired. The Board had approved the request as the expansion was done. Brian Reid will issue a letter reminding the owners that all future maintenance of the deck is their costs to incur now.
- Richard Hagman at 7300 W. Stetson Place #44 is requesting a dog door from the lower level out to the back porch. Changes like these require approval from the neighbors. Brian will send a document that Jim Carpenter will provide to him to the two neighbors asking for their input.

There was a discussion of the process for future ACC requests. The Board would like all ACC requests to be provided to Brian Reid first. He will then forward them to Jim Carpenter, and the rest of the ACC. The ACC will make a recommendation at the next meeting, and the Board will have the final decision.

A homeowner put a large frog in the common area, and there was a discussion about whether personal items should be put in the common area, especially on the grass. The Board felt that any personal items must be presented to the ACC for approval. There were concerns with adding any items in the grass areas that will affect the mowing company. Brian will write the owner.

The owner at #40 has installed a hot tub – it has not yet been used. The owners at #41 installed a hot tub as well. Brian will contact the owners at #40 and #41 and ask them to submit requests for these hot tubs.

Vern Bullard made a motion that any modifications to the Limited Common Elements must be submitted to the ACC for requests. Michele Salisbury seconded; vote was unanimous. This will be added to the Rules and Regulations.

DECK REPORT – Vern Bullard reported:

- The deck at #45 is completed – this was done at owner's expense. Future costs for the deck will be the responsibility of the owner as this deck was modified as it was built. Brian will write the owner, noting the shift of the responsibility of repairs.
- The deck at #22 is completed – it was also expanded.
- The next deck to be done will be #3 – that cost will be the HOAs cost to incur.

Vern met with John Phillips to discuss the deck installations. He had previously had a flat rate, but changed his billing policies and procedures. Vern met with John, and he has agreed to go back to a flat rate - \$3500 plus materials for the large back decks; \$2,500.00 plus materials for the smaller upper decks, and \$2,000.00 plus materials for the side decks or front decks, if they need to be replaced. There is currently \$35,000.00 in the budget for the repair of decks for 2016.

Vern said there are seven decks that need painting. The Board discussed the need for the painting and were trying to determine where the funds would be coming from. The Board will find a category that is under budget, so the decks that have been completed can be painted. Oberg motioned to approve Vern contacting a contractor to get the decks painted. Salisbury seconded; vote was unanimous.

MAINTENANCE REPORT – Brian Reid – Brian combined the report he got from Vern last month, along with maintenance request from May and June to make several maintenance lists. Brian met with Greg Catlin to review the work that is still pending. Greg had other projects, and was not able to get work at Marston Shores done in the last month. Brian will work with Greg and determine what work he can do, and determine if other contractors are needed.

Brian talked with Horn Brothers Roofing to discuss the roof leaks. Except for the one leak at Tom Guetz's home, it appears that the other leaks have been repaired. Several additional roof and upper trim issues have surfaced – Brian will contact Horn Brothers to get these addressed, as second-story work will not be done by Greg Catlin.

LANDSCAPING REPORT - Carol Lehr-Muncaster – Carol provided a report of the landscaping issues.

Carol said there is enough interest in the rock, so owners will pay for the rock to be purchased, and Carol will arrange to have the rock installed.

The Association has addressed the voles; the cost was \$140.00 per treatment.

Carol has not heard from Co-Cal, and they have not made further inquiries on the funds that they said were owed to them. Carol is hoping both parties will just walk away from the relationship without further issues. Pruning will start this Friday with the current Association contractors.

Carol would like to get rid of the pink gravel. She will get some samples of materials and colors to present to the board.

Carol would like to get a group of residents in the community that are interested in planting flowers and enhancing the common area.

FINANCIAL REPORTS:

The Association ended the month with \$67,668.12 in cash. There is one delinquency that is owed, and a large amount of prepaid assessments.

The Association has a cash surplus of about \$2,000.00 and is under budget about \$10,000.00 to date, so the HOA is in the black by \$12,000.00 currently.

UNFINISHED BUSINESS:

LETTERS TO OWNERS – Brian reviewed letters sent to owners. All but two owners have complied with the letters.

Brian suggested writing a newsletter so owners know about the policies of what can and cannot be stored on Limited Common Elements, and the policies for the rock and dirt areas behind the homes, trash cans, and other items, since there are new owners in the community.

OWNERS' FORUM

Jack Mahoney said that he heard a rumor that the HOA was no longer taking responsibility for decks. Vern said that was not true. The owner thanked the Board for clearing up the rumor and left the meeting.

Jane said one building has much higher water use than the rest. Brian will contact the owners of that building, and offer testing materials to see if they have leaks in toilets or other issues.

Jane said a nominating committee needs to be planned for 2017.

The next meeting of the HOA will be held on **Wednesday, July 20, 2016 at 3:00 p.m. at the Pinehurst Country Club.**

There being no further business, the meeting was adjourned at 5:18

Respectfully submitted,
Brian Reid, Managing Agent

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Maintenance Issues

<u>Date</u>	<u>Name</u>	<u>Address</u>	<u>Issue(s)</u>
6/9/2016	Wein	14	flashing has fallen off (still on second story by the bathroom window above garage). There also appears to be water damage and paint peeling on south side of flashing.
5/16/2016	Oehm/White	16	Entrance area rain drain area continues to get wet and paint bubbles - getting worse
5/16/2016	Oehm/White	16	Rain drain at side of garage needs to be readjusted. Perhaps too level to drain properly
5/16/2016	Oehm/White	16	The 12 foot railing unit is not secured by the nails at the base and east end of the railing holds because we had to have it attached to the sun room. Lower board to which the railing is attached is rotted
5/16/2016	Oehm/White	16	We were on the list for repairs two summers ago - then removed from the list when new decks went in. We were then told last fall that we were getting replacement work this spring, but are not (as far as we know) on the current list.
5/29/2016	Collins	26	our mailbox is badly tilting
5/29/2016	Collins	26	paint needed on the east side siding near the roof
5/29/2016	Collins	26	the strip on the deck under the railing needs painting. Since the floor is trex, this porch has been neglected
5/3/2016	Guetz	37	roof leak - master bedroom - front of highest beam - reoccurring
5/3/2016	Guetz	37	roof leak at fireplace in living room - reoccurring
5/3/2016	Guetz	37	roof leak at front entry over soffit (at closet) - reoccurring
5/12/2016	Templeton	41	Garage roof may still be leaking. If we can have someone please look at this again now the storms have slowed down. Will the HOA help us take care of this with more tarring, patching and adjusting the area where the water builds up? This may be the garage door leaking now since it is very old and looks like it wont last long. Will the HAO help replace?
5/25/2016	Templeton	41	Please include on your list of driveways patching the cracks on our driveway
5/25/2016	Templeton	41	please reconsider the replacement of the back porch/deck. We have veiled promises from past President Hank that we would only need t pay for extension of deck of \$1,200.00. We are requesting the HOA meet us halfway and help reinforce the deck
5/25/2016	Templeton	41	please replace the front porch steps that are not to code. Already looked at and approve by Brian, Vern and Tom.

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Landscaping Issues

<u>Date</u>	<u>Name</u>	<u>Address</u>	<u>Issue</u>
5/16/2016	Wein	14	replace trees cut down behind #4 and #15. Use disease resistant trees or bushes that do well in this climate.
5/16/2016	Oehm/White	16	need soil and river rock delivered - will pay to arrange rocks and for both perennial and annual plants and will maintain
5/16/2016	Oehm/White	16	trees removed on back side of 14, 15 and 17 - request tree planting. Zone 4 - sun - low maintenance
5/29/2016	Collins	26	On the side, the forsythia bush needs to be trimmed. Another bush with plum colors leaves died a year ago and needs to be removed. It is coming up on the ground around it, but not on the original shrub.
5/29/2016	Collins	26	two pine trees next to my driveway were bent in the bad storm. They need to be either propped up or cut down. These were reported earlier orally - this request makes it official
5/25/2016	Templeton	41	please remove broken tree branches and branches on bush by front door. Also a broken tree branch between unit #41 and #42.
5/4/2016		22/23	myrtle spurge in the common area. This is an illegal plant and must be removed if found in Denver