

Minutes of Maston Shores Homeowners Association Annual Meeting 04/12/2016

Meeting was called to order at 6PM

Current Board Members present: Hank Gilbert, President, Jane Oberg, Vern Bullard, Tina Garcia

Michelle Salisbury absent

Hank and Tina will be going off the board following the election.

Hank Gilbert opened with the introduction of new members in the last year:

Laura Lee tenant in Unit 20

Jennifer Winn in unit 14

Jim and Betty Muncaster in unit 33

Keith and Freddie Templeton in unit 41

Mike and Barbara Sims in unit 42

Mary Miere in unit 46

A quorum was declared by Tony Lemberger with 27 people present by proxy or in person (tape at 2:20 minutes into meeting).

Minutes of the 2015 annual meeting were approved.

Candidates for the board were introduced. Tom Guetz and Sherry Benner were present. Pete Muncaster was out of town.

Request for nominations from the floor was made. No candidates were brought forward.

Votes were collected and counted by Pat White and JoAnn Collins.

Tom Guetz received 20 votes, Sherry Benner received 16 votes and Pete Muncaster received 14 votes for a total of 50 votes. (There are 46 units in Marston Shores) Tom Guetz and Sherry Benner were declared elected.

It was announced that a new management company would be taking over as of May 1st. Brian Reed will send out a letter of introduction and will be by to meet all members. Brian was selected by a committee and the board approved the committee's recommendation.

Sandy Phillips and Jeanette Carpenter are working on the Marston Shores website. The covenants will be posted on this website. The only committees mandated by the covenants are the architecture and nominating committees.

Hank presented a financial review. A budget for the upcoming year was included in the members packets that were handed out to the members present at the meeting.

Monthly dues have been increased from \$295 to \$325 monthly in order to replenish the reserve account that was run down due to the accelerated rate of deck repairs that occurred earlier in the fiscal year and increase in insurance premiums. \$105 goes into the reserve account and

\$220 goes into operations. Our insurance premium from Traveler's went up \$5,000 this last year. Landscaping costs have remained steady. The rate at which the decks need to be repaired has increased.

Hank explained the difference between those items that are paid out of operations and those that are paid out of reserve. Operations covers items that occur every month or every season such as mowing of grass and snow removal. Reserves covers things that do not happen on a regular basis such as the roofs. The current main roofs have a 50 year warranty on it. There are also 32 flat roofs over some of the garages. These are being modified so that they are not as flat. The siding was replaced and the Hardy board that it was replaced with has required less frequent painting. The decks are being replaced with treks in order of priority for safety.

Hank presented that decks that have been modified are paid in part by the homeowners association and in part by the unit owner for the increase in cost the modification created. Vern expressed the view that if a deck had been modified the full cost of repair and replacement was up to the current owner.

The floor was opened for comments and questions from the members. Pat White asked that since most of the committees currently seem to be operating as a committee of one, what were the checks and balances in place. Vern Bullard explained that currently there are no checks and balances in place.

Tina Garcia made a statement addressing the inequitable nature in the ways repairs have been made and the progress made by the current board toward rectifying that and a concern over how low the reserve account was.

There was a discussion of mailbox security and a recommendation that everyone empty their mailboxes on a daily basis.

The Davis's expressed that they were pleased with the way in which snow removal had been done in the most recent storm by Jakelich. Hank discussed that spring storms are treated differently than fall or winter storms due to the speed at which the snow melts.

Jim Carpenter recognized Hank and Tina for their work on the board and Jane presented Hank with a sheriff's badge in recognition of the 40 years of service that he has given to the community. Hank was also recognized for his 90th birthday that happened a few days after the meeting.

A motion was made to adjourn and the meeting was adjourned at 7 PM.

Respectfully submitted by Lucy Fales Evans