

**MARSTON SHORES HOMEOWNERS
MEETING MINUTES
July 20, 2016, 3:00 PM**

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

OTHERS: Deb Bullard, Richard Hagman, Jim and Jeanette Carpenter, Joann Collins, Tina Garcia, Keith and Freddie Templeton and Mary Meier.

CALL TO ORDER: The regular monthly meeting was called to order at 3:02PM by President Tom Guetz.

APPROVAL OF MINUTES: The minutes of the June 2016 meeting were reviewed and approved with one modification. Units 40 and 41 do not have hot tubs as noted; currently only #42 has a hot tub in that building. Salisbury motioned, Benner seconded; vote was unanimous.

COMMITTEE REPORTS:

ARCHITECTURAL REPORT – Jim Carpenter.

There was one request this month:

- Richard Hagman at 7300 W. Stetson Place #44 requested a dog door. Both neighbors signed off on the request. The ACC recommended the Board approve the request. Salisbury motioned to approve the request as presented, Benner seconded; vote was unanimous. The Board cautioned Mr. Hagman to be aware of the potential security risk of having open access into the house.

DECK REPORT – Vern Bullard reported:

The deck at #3 is completed – this was an Association responsibility. Vern did a summary of the work that has been done this year on the decks. The funds for the decks have been expensed, and the Association is about \$50.00 under budget for the year

Keith and Freddie Templeton (#41) asked for a separate meeting with the Board and the previous owner to discuss their deck. The previous owners told them the HOA was responsible for deck maintenance before they sold. Vern has documentation showing a previous owner was notified he was responsible for the maintenance of the deck, since he modified the deck, and expanded it significantly. Some Board members will meet with Mr. and Mrs. Templeton, the previous owner and the management company, at a date that works for all of them.

MAINTENANCE REPORT

Brian said that Greg Catlin is doing some work, but has not been able to keep up with all the maintenance requests that have been made. The Board authorized Brian to pursue other contractors if Greg is unable to address projects at this time.

There was a discussion of railings. The railings were installed before the code changed, requiring balusters to be closer together. If a full railing is replaced, it needs to be modified to meet the new code; older railings can be repaired without having to have a complete modification.

Freddie Templeton said her roof leak is still an issue in the garage, so Brian will have Horn Brothers

contact her again. Tom Guetz said his roof does not appear to be leaking anymore, so he asked Brian to coordinate the interior repair. Tom will get Brian the contractor who did previous interior repairs.

Mary Meier (#46) said she has a gutter that pools when it rains. She also has a soft spot on her roof. Brian will have the roofing contractor call her.

LANDSCAPING REPORT

Mary Meier was concerned about the snow removal service that took place this spring in March and April. She is an emergency nurse, and needs to be able to get out at all times. The Board will talk with the snow contractor and make her home a priority.

Freddie Templeton said she has spiders around her home. The Board said that insects like these are addressed individually. Brian said he has had success with an Orkin spray program for spiders and mice at his home.

FINANCIAL REPORT

The Association ended the month with \$57,694.36 in cash. There is one delinquency that is owed, and a large amount of prepaid assessments. The board authorized Brian to contact the attorney about pursuing the collection of the balance owed on the large delinquency caused by the owner damaging the back patio.

The HOA is over budget on snow, and Grounds – Extra, and under budget on landscaping water, insurance and the general grounds contract with KC Services. The Board thought there was a misclassification between landscaping and Grounds extra, since the overage of one is very similar to the under budget of the other. Brian will get that modified for the next month.

Vern said that one of the bills to John Phillips was labeled at paint, but it is really a deck expense. Brian will modify.

The financial statements were approved as presented. Bullard motioned, Salisbury seconded; vote unanimous.

UNFINISHED BUSINESS:

LETTERS TO OWNERS – the Board approved the draft letter to #22 and #45 regarding the shift in responsibilities in the decks since they were both expended, with a few wording modifications.

NEWSLETTER - the Board approved the newsletter. Brian asked the Board to provide additional articles for the newsletter, and then it will be sent out to everyone.

OWNERS' FORUM

Freddie Templeton asked about her toad in the grass. The Board said that items can be in the flower beds, but not in the grass areas. She will have it moved.

There was a suggestion to create a welcome committee.

JoAnn Collins would like a contractor for window cleaning for the higher windows.

There was a suggestion to create a list of preferred vendors, so owners that have had luck with

contractors can share their contractors with other owners seeking dependable workers.

Brian has still not received information from the insurance agent about the increased fidelity bond. Michele Salisbury will email Brian the agent's phone number, so he can call Joe Webber and get a copy of the updated policy for owners that want a copy.

The next meeting of the HOA will be held on **Wednesday, August 17, 2016 at 3:00 p.m. at the Pinehurst Country Club.**

There being no further business for the owners, the meeting was adjourned into executive session to discuss a landscaping issue.

Respectfully submitted,
Brian Reid, Managing Agent