

Marston Shores Homeowners Association
Minutes
December 21, 2016

The monthly meeting of the Marston Shores Homeowners' Association meeting was held on December 21, 2016. Board members present were Tom Guetz, Vern Bullard, Jane Oberg, Michele Salisbury, and Sheri Benner. Brian Reid represented Management & Maintenance, Inc. Homeowners Emmy Fisher and Deb Bullard were in attendance

The minutes from the November 2016 meeting were reviewed and approved as presented. Oberg motioned; Salisbury seconded; vote was unanimous.

COMMITTEE REPORTS

Architectural Control Committee

Templeton - #41 – The Board reviewed the request for the installation of their hot tub. The hot tub was approved as presented. Bullard motioned, Benner seconded; vote was unanimous.

Decks

No Report

Maintenance Report

Brian got a bid from Western Roofing to repair the roof for unit #41 for \$375.00.

The repair of the roof at #34 needs to be done by Horn Brothers Roofing, since they are the ones that installed the roof. The cost to address the leak is \$3,240.00. The additional costs for the roof are due to the cost to install ice and water shield and a membrane around the chimney. Alex from Horn Brothers said that ice and water shield are not required by the City of Denver. Jane Oberg suggested looking for a warranty to see what was provided at the replacement of the roof.

Brian will be meeting with TNT Construction to get the gutter downspouts expanded at #16 and #31 and the end-cap sealed over the front porch at #16. There was a discussion of the gutter that goes into the divider wall at #31; it was decided that the gutter would just roll over the top of the wall and down the outside, instead of being put back inside the wall. The cost will be reduced, and future maintenance costs will also be reduced.

The trim at #36 needs to be replaced. Brian and Vern will look at the issue after the meeting today.

The residents at #45 were concerned with the quality of the beam at the front of the deck. There is nothing wrong with the structural integrity of the deck that was replaced.

The Board inspected the ramp at #16 – it does not appear to need a new layer of paint this year. The board will look at repainting the ramp next spring – next summer is the paint cycle scheduled for her ramp.

Landscaping Report

KC Services has not trimmed the trees at #16 and #41. He hopes to be out next week.

The owners at #16 have not responded to the letter asking about the dogwoods that were installed without permission. The Board will give the owners additional time.

All other work on the Landscaping Report is in the works or has been done by KC Services.

There is a swampy area behind #34 – it may be the reason the water bill has been higher for this building.

FINANCIAL STATEMENTS

Financial statements were discussed. There is an increase of funds in November, due to a minimal amount of expenses during the winter. Delinquencies were reviewed. Brian will check to see if the delinquency of several owners is due to a misapplication of funds.

Brian is having issues with the QuickBooks he got from the previous manager – once the year has ended, he will reinstall Marston Shores with a new file.

NEW BUSINESS

Restrictive Covenant Endorsement

Brian has not heard from the attorney for #4, so the Restrictive Covenant Endorsement Agreement has not been modified. The ACC request cannot proceed until the Agreement is signed

Snow Removal

There was a discussion of snow performance. Vern Bullard presented an agreement he would like to be an addendum to the snow removal contract. He does not want KC Services to do a path. He would like to see it all be completed at the same time. He would like the Association to be a higher priority when there are larger snowstorms. Driveways and walks to the front porch are a priority, but they cannot put the snow along the sides of the sidewalk. KC has good machinery and ample equipment to do the job. They need to do the full width of the driveways. After plowing, the snow was not removed within three feet from the mailboxes. The Association needs to get cars 10 feet away from both sides of the mailboxes, so the contractor can adequately do the snow removal. The two inches will be the standard for all snow removal. Vern will send Brian that document as a word document. Brian will meet with KC to review.

Tom Guetz talked to the cop shop – the dumpster is still on the street. They directed him to as a council rep. He will get the dumpster removed from the street. The chain is still down as well. The city will look into this. Tom saw a map that shows the cul-de-sac was deeded to the City of Denver.

The Maintenance and Insurance Chart was reviewed and ratified as modified at the Board's last work session. Salisbury motioned to approve as revised, Benner seconded; vote was unanimous.

The sewer line policy will be reviewed at the next meeting. Brian will send copies of all the other rules that were modified for the Board to review for the next meeting.

Discussion of the sewer contract. The Association wants to get a contract with sewer contractor. Get someone that is dependable and can evaluate the problems. The Board suggested calling Garvin's to see their options and pricing.

There being no further business, the meeting was adjourned.

Respectfully submitted
Brian Reid, Managing Agent