

Marston Shores Homeowners Association  
Minutes  
February 15, 2017

The monthly meeting of the Marston Shores Homeowners' Association meeting was held on February 15, 2017. Board members present were Tom Guetz, Vern Bullard, Jane Oberg and Michele Salisbury. Brian Reid represented Management & Maintenance, Inc. Homeowners Jim Carpenter, Deb Bullard and David and Linda Crouse were in attendance

The minutes from the January 2017 meeting were reviewed and approved as presented. Oberg motioned; Bullard seconded; vote was unanimous.

**COMMITTEE REPORTS**

Architectural Control Committee

No Report – No requests. The Association has not heard from C.P. Estes about the Restrictive Covenant Endorsement, so it is unclear if she will pursue the replacement of the front deck at #4.

Decks

No Report

Maintenance Report

They have scheduled the replacement of the garage flat roof at #41. Vern has not heard or seen anyone from Horn Brothers about his roof repair.

The painter is meeting with Hank Gilbert to get the paint to do the paint touch ups next week. Brian will show him the trim repair at #36 so he can provide a bid for that as well.

There is an additional wind-break wall that needs replacement – the Association will wait until John Phillips gets back to have the work done – he was the cheapest of three bids.

Jane noted there was some asphalt patching in the street on Stetson – she was not sure if they are complete. Vern thought it was a small repair using left over asphalt from another project. Tom Guetz will talk to City Councilman Kevin Flynn to see if there is any plans for asphalt work for Stetson. Brian suggested getting a phone tree going to call Denver, so the Association calls will carry more power.

The chain at the end of the cul-de-sac is down again. The owners are now using that area as a second access into their community. Jane Oberg asked Brian to call the fire department and see if they can put a lock on that chain.

Landscaping Report

KC Services completed the leaves behind the house at #40 in the common area. The owner is responsible for the removal of leaves in their fenced area.

KC has already started the spring clean-up. It was reported that they blew leaves into piles in some locations, but then did not pick them up, so they blew around again.

Vern would like to have the rain sensors installed, even though KC is not a fan of these. Brian said they are easy to install, so if KC is not willing to do so, he can get his sprinkler supervisor to do the work. There are several sprinkler issues that cannot be addressed until the system is turned back on.

The Board reviewed the tree bid. Jane said they are bidding the trimming of the same Locust trees that were trimmed last year. They bid the fruit reduction of a crabapple, but not of the plum trees, and there are several plums that have been producing a lot of fruit as well. Brian will set up a time for the Board to meet with Mountain High to review the tree bid and see where there is duplication and determine the program for 2017.

## **FINANCIAL STATEMENTS**

The financial statements were modified per the discussion Brian had with the Board. The Board likes the new format. Separating the reserves from the operating expenses will make it easier to monitor both.

There was a discussion of the allocation of the reserves on the 2017 Balance Sheet. Jane Oberg did not feel \$18,000.00 was needed at this time for the roofs. Brian said the roof work for the flat garage roof at #41 and the ice and water shield and repairs for the stone coated steel roof at #34 are almost \$10,000.00. The Board decided to keep the reserves as currently allocated. The painting will be discussed at the Annual Meeting.

Delinquencies were reviewed. One owner is being assessed late fees and check return charges due to returned checks in September, October, November and December 2016. The Board felt this was an issue that was re-occurring, and therefore should not be waived.

## **NEW BUSINESS**

### Rules Modification

Deb retyped everything, and has all the policies ready to be put together. It was decided that each section will have its own numbering, so that when changes are made to a policy, not all of the policies will need to have the page numbers changed. She and Jim Carpenter will work on the Introduction Page and the Table of Contents. They will be ready for distribution for the Annual Meeting.

### Maintenance and Insurance Chart

There are still questions about some items. It was decided the Board would meet with Elina Gilbert in her office to get this finalized. Brian will see if Elina can do this after the manager's luncheon on March 2, 2017 at 1:30 or 2:00 p.m.

Snow Removal

KC has agreed to Vern's amendment, but has not sent it back. There has not been any additional snow removal, so there is no way to tell if KC understands all the concerns that were voiced to him.

Annual Meeting

The Annual Meeting date was set for April 12, 2017 at 7:00 p.m. Michele is willing to run, but the nominating committee can accept other nominations.

There being no further business, the meeting was adjourned.

Respectfully submitted  
Brian Reid, Managing Agent