

Marston Shores Homeowners Association
Minutes
March 15, 2017

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. Jim Carpenter and Deb Bullard were in attendance

February minutes were reviewed and approved as presented. Oberg motioned, Salisbury seconded; vote was unanimous.

ACC requests – None at this time.

Decks – Nothing at this time.

Maintenance Issues –

- The painting is completed.
- The flat roof at #41 done. Brian asked who is responsible for interior damage caused by a roof leak. The Board said the repair is an HOA responsibility. The interior of the garage at #41 will be addressed once there has been adequate moisture to ensure all issues have been addressed.
- The roof repair at #34 is scheduled for tomorrow.
- Minor repairs to the street were completed.
- Site Wize is contractor for Xcel – they are replacing utility meters.
- There is still no lock on the chain going into Mirlago. A homeowner in Marston Shores witnessed someone drive up to the chain, remove it and drive through and the reset the chain. Brian Reid talked with Theresa Stack, the manager for Mirlago. She said she would authorize a lock to be installed which cannot be cut. The fire department will not be any help. They said they did not need a Knox Box on the chain – it is faster to cut the chain.

Landscaping issues –

- KC Services continues cleaning up. It is very evident where the contractor has been.
- The Board reviewed the tree trimming bids from Mountain High, Swingle and Arbor Mountain Tree Experts. Arbor Mountain is \$2,250.00 cheaper than Mountain High for the tree trimming
- The Board reviewed the bids for Ips Beetle sprays and General Insect sprays. Swingle is \$736.70 less than Mountain High for the sprays.
- Mountain High is the only company that sprays for fruit reduction. The Board approved the fruit reduction to be completed by Mountain High in a timely manner. Salisbury motioned, Benner seconded; vote was unanimous.
- The Board likes working with Daniel Nilles, and asked Brian to talk to Daniel to see if he could reduce his prices, so the Board could continue to work for him.

The Board asked Brian to talk to KC and get a bid for winter watering.

The financial statements were reviewed. There are not many expenses at this time since we are in the off season. The Association is currently running a surplus. There was a motion to approve the financial statements as presented. Salisbury motioned, Benner seconded; vote was unanimous.

The Board asked Brian to write a letter to an owner that is seriously delinquent regarding her balance and offering her a payment plan.

There are several HOA violations the Board is concerned about. Brian will tour the property and draft letters.

Maintenance and Insurance Chart will be provided as an addendum instead of rewriting the Covenants to meet the chart. This will still require approval of 2/3 of the owners. The Board reviewed the chart and finalized the responsibilities for owners and the Association. There was a motion to approve this chart as an addendum. It will be presented at the Annual Meeting, and then the Association Board will work to get 2/3 of the owners to approve. Guetz motioned, Bullard seconded; vote was unanimous.

There was a discussion of non-residents using the Association greenbelts for walking dogs. Brian will get signs asking nonresidents to stay off the common area.

There being no further business, the meeting was adjourned.

Respectfully submitted
Brian Reid
Managing Agent