

Marston Shores Homeowners Association  
Annual Meeting  
Minutes  
**April 12, 2017**

The Annual Meeting of the Marston Shores Homeowners' Association meeting was held on April 12, 2017. Board members present were Tom Guetz, Vern Bullard, Jane Oberg, Michele Salisbury, and Sherry Benner. Brian Reid represented Management & Maintenance, Inc. Numerous owners were in attendance (see sign-in sheet).

Brian Reid stated that the quorum for the Annual Meeting is ten percent of the owners. Since there are 33 homes out of 46 represented, the Association had quorum.

Tom Guetz called the meeting to order. All the owners introduced themselves and noted which address they lived at.

Keith Templeton motioned to approve the proof of notice of the meeting, Dave Krause seconded; vote was unanimous.

Hank Gilbert motioned to approve the 2016 Annual Meeting minutes, Jim Carpenter seconded; vote was unanimous.

Financial statements were reviewed. Brian noted the Association has modified the financial statements from last year, so the operating income and expenses and the reserve income and expenses are separate parts of the income and expense statement. That way, the Association has a better handle on the amount of money needed to run the day-to-day operations and the money needed for the long-term reserves. After doing \$40,000.00 in deck repairs in 2016, the Association ended the year with a positive cash flow of \$14,171.17.

The Budget was reviewed. There were decreases in line items for property management, professional fees and snow removal, and increases for insurance, grounds contract, concrete and water. There was a six percent decrease in operating expenses, allowing for a twelve percent increase in reserve allocations for 2017. In past years, the reserve was a lump sum – Brian has recommended allocating the reserves to different categories, so the Association knows if increases are needed for upcoming projects. Currently, most funds are being allocated to decks to replace decks that are aged and unsafe.

Hank Gilbert said that there is landscaping work needed between his home and the neighboring home, and wondered if the Association was planning on doing that work this year. Brian said that the Association has \$10,000.00 for landscaping projects. The Association is currently working on tree trimming bids and bids to spray for bugs this year. Once those contracts have been approved, the Association will know the amount of funds that are left of other landscaping projects for 2017. Brian does not know all of the needs and wants owners have regarding landscaping for the rest of 2017, but once the projects are known, the Association Board will be able to determine what work the Association can afford, and what projects can be approved for 2017. Once this information is known, it will be shared with the owners.

Jack Mahoney motioned to approve the financial statements and the budget. Amy Davis seconded; vote was unanimous.

Amy Davis contacted the City of Denver about the street in front of her home. They came by in 2016 and made some minor repairs, but there are still a lot of repairs needed on the street. Owners need to be calling the City of Denver asking about making repairs on the streets. There has not been work on the street for several years.

There was a discussion about the curve by the Denver Water entrance – it used to be painted to denote NO PARKING. Tom Guetz has been in contact with the City Councilman about that issue. Owners are encouraged to contact the City regarding this area.

Brian Reid said he has been working with the handyman at Miralago to get a lock for the chain at the end of the cul-de-sac. Some of the owners at Miralago have been cutting through the cul-de-sac chain because it was open back in the summer when Miralago was doing asphalt work. The lock should eliminate that problem.

Carol Muncaster asked about the wind walls. Brian said that there are two that are in need of full replacement, and others that need some work. The two that needs complete replacement will be addressed first, once John Phillips is back in town. All walls will be evaluated for needed repairs.

A homeowner asked about getting paint. Vern Bullard said there is one store that has the paint – it is not close by. Owners can go up to Arvada and get paint if it is needed.

#### ELECTION OF BOARD MEMBER

Michele Salisbury's term is up, and she is willing to run again. She volunteered to replace someone mid-term that has stepped off the Board. She is willing to run for another full term. Homeowner Mike Sims also volunteered for that same position. He moved into the community last year and wanted to get more involved.

Since there was two members running for one position, there was a ballot vote. The ballots were counted by Jeanette Carpenter and Pat White. The vote was 18 for Michele Salisbury and 15 for Mike Sims. The Board thanked both owners for running.

Amy Davis expressed concerns for the Board suggesting a modification of the Covenants making owners responsible for more items. Brian stated that the Covenants change was doing just the opposite. The Association has done structural repairs in the past, and wants to continue doing those repairs. Since the homes are townhomes, the owners would normally pay for those costs. The Covenant change clarifies the responsibility of items like skylights, sliding glass doors and structural issues. It also clarifies which items owners need to insure. The Board will get the Covenant change finished and start distributing to get signed. It will take 67% of the owners to sign the Covenant change to get it passed.

Homeowner Mike Sims said that several owners were denied deck restorations when the rules were changed during the spring of 2016. He felt those owners should be compensated since they relied on the rules that were in place when they started looking at homes. The Board agreed the timing was unfortunate, but they eliminated the rule when they learned it conflicted with the Covenants. Mike asked about going back and charging all the owner that benefited from the erroneous rule as well. Brian Reid will talk to the attorney and see if that can be done.

The Board thanked everyone for attending the meeting and sharing their concerns. Meetings are the third Wednesday of each month at 3:00 p.m. – all owners are welcome to attend.

There being no further business, the meeting was adjourned.

Respectfully submitted  
Brian Reid  
Managing Agent