

Marston Shores Homeowners Association
Minutes
June 14, 2017

The monthly meeting of the Marston Shores Homeowners' Association meeting was held on June 14, 2017. Board members present were Tom Guetz, Vern Bullard, Jane Oberg, Michele Salisbury, and Sherry Benner. Brian Reid represented Management & Maintenance, Inc. Homeowners Deb Bullard, Jim Carpenter and Pat White were in attendance. The meeting was at Sherry Benner's house due to the change in the date of the meeting.

Tom Guetz called the meeting to order at 3:06 p.m. The May 2017 minutes were reviewed and approved as presented. Oberg motioned, Salisbury seconded; vote was unanimous.

ACC requests:

- Hank Gilbert - #13 – he is modifying the steps to his front porch. The request was approved by the Board. The front porch has already been modified, so this is an expense that Mr. Gilbert will incur.
- Mike Simms - #42 – he provided all the documentation that was requested last month, so his request was also approved.
- Pat White/Gary Oehm - #16 – Ms. White submitted a request for several landscaping beds behind units #13, #14 and #15 with plants, trees, rocks and other landscaping materials. This has not been provided to the ACC yet, as the Board needed to review and determine if it warranted consideration. The board did not feel adding additional landscaping in the back grass area was a good idea. The Association has limited landscaping in the past in this area to reduce maintenance. They also did not think it was appropriate to approve a landscaping change that was behind other homeowners' residences. The request was denied. Oberg motioned to deny the request, Salisbury seconded; vote was unanimous.

Decks:

Vern Bullard stated that John Phillips completed #19 and is working on #20. The home at #17 will be done next. Vern would like the Board to approve the front deck at Emmy Fisher's home at #36. Oberg motioned to approve the additional deck; Salisbury seconded; vote was unanimous.

Maintenance Issues:

- Horn Brother finally sent a bill for the repair to unit #34. There are additional roof leaks reported at #22 and #32. Horn Brothers will provide Brian a bid for each roof leak.
- There are several areas that need a painting. The handyman working with the HOA will review. Several owners have requested additional touch up painting. Maker Enterprises will get bids to determine if interim painting is warranted and affordable.
- Brian provided the cement bids. There is not enough money to do all the replacement and the caulking. It was decided the Association will do replacement work this year where there are safety issues and consider caulking in the future. The replacement cost is over \$4,000.00, which is the budget for 2017. Tom Guetz said there are several sections of cement walk at #36 that are not on the list. They need to be done before the front porch is replaced. Mr. Guetz is willing to forego the cement driveway replacement at his home so the walk at #36 can be done. Brian will get the documentation for review for the next meeting for final approval. Jane Oberg suggested calling Jakelich for a second bid for the cement.

Landscaping issues:

- The Board reviewed the landscaping list that Brian provided – about half of the work is done. Board members noted that other work on the list has been completed as well. Brian will tour the community and email KC Services the additional work that needs to be done. Jane said that sprinklers and the mowing are no longer in conflict.

Financial Statements:

- The financial statements were reviewed. The Association cash on hand has decreased since the Association is paying for the deck replacements. The summer tree work is completed and paid for. Some of the tree spraying has been completed as well.
- Jane Oberg asked about the sewer bill. No one on the Board (and the manager) got copies from the old management company. Jane will send Brian a copy tomorrow.
- The Association is currently \$3,130.84 under budget in the operating funds.
- The financial statements were approved as presented. Oberg motioned, Salisbury seconded; vote was unanimous.

NEW BUSINESS

The Association only has one bid for reroofing the flat roof at #42. This decision will be tabled until the July 2017 meeting.

The Association only has one bid for the interior painting and repairs of the garage at #41. This decisions will be tabled until the July 20-17 meeting.

It was noted that Mr. McDonald passed away.

There being no further business, the meeting was adjourned.

Respectfully submitted
Brian Reid, Managing Agent