

Marston Shores Homeowners Association
Minutes
July 19, 2017

The monthly meeting of the Marston Shores Homeowners' Association meeting was held on July 19, 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, Richard Hagman and Pat White were in attendance.

Tom Guetz called the meeting to order. He stated the Board had a lot of projects to get through and asked owners to hold comments until the end of the meeting.

The June 2017 minutes were reviewed and approved as presented. Oberg motioned, Bullard seconded; vote was unanimous.

ACC requests:

- Dean Smits (#38) – expanding deck. It will be similar to the front deck installed at #45. The board approved as presented. Benner motioned, Oberg seconded; vote was unanimous.
- Steve Adams (#11) – requested mulch between his home and #12. The owner will incur the costs. The Board approved as presented. Oberg motioned, Salisbury seconded; vote was unanimous.
- Steve Adams (#11) – requesting step replacement. This will be reviewed by Vern Bullard, Jim Carpenter and Jim Benner and comment to the Board via email.
- David and Linda Crouse (#17) wants to replace back yard windbreak wall with a solid privacy wall. The Board did not want to be inconsistent at this time and did not approve.
- David and Linda Crouse (#17) want to cover the dry area outside the back patio with dirt and flagstone. There was a discussion about the request comparing it to owners that installed rocks. No decision was made at this time.

Decks:

The home at #17 is complete. The total costs for all decks was \$42,252.36, which is below budget. The back deck at #31 needs to be done in 2018. Vern suggested that most funds for decks be diverted to painting for 2018, to reduce the amount needed for a special assessment.

The front deck at #36 needs to be replaced, but there is some ill will between the owner and the deck contractors John Phillips. There was a discussion about whether to allow the owner to select their own contractor and pay the difference if it is more expensive than the HOA contractor. The Board felt it was not a good idea to start giving owners an option to select their own contractors for work. When Brian talked with the owner, she was not opposed to using Mr. Phillips - she was just not pleased with the contractor. The Board approved the replacement of the front deck at #36 using John Phillips. Brian will notify the owner.

Maintenance Issues:

- Alex from Horn Brothers will have the roofing repair bids for #22 and #32 by the end of the week. Brian will email the bids to the Board.
- Three garage man doors were replaced. They have been paid for.
- There are two bids for the interior of the garage at #41. The Board approved the bid from TNT Construction. They will remove one section of drywall and then determine how to proceed – if additional drywall replacement is warranted. Oberg motioned, Benner seconded; vote was unanimous.
- The Board reviewed two bids for the replacement of the flat roof at #42. The Board approved the bid from Schafer Roofing. Bullard motioned, Salisbury seconded; vote was unanimous.
- Cement will be completed shortly. Some items were not done to reduce costs. The cement being completed will allow the front porch at #36 to be finished now.
- The Board reviewed a bid from Western Roofing to power wash and add patches. The Board had not heard anyone recommending power washing flat roofs to lengthen the life of a flat roof. Brian will talk with Jerry Schafer and see what his evaluation of the flat roofs is.

Landscaping issues:

- The Board reviewed the landscaping list that Brian provided – many additional items have been completed. KC did not provide the bids requested yet. Brian will get the bids for the August 2017 meeting, so approved work can be done in September 2017.
- Richard Hagman asked if his shrubs could be removed this year, since they were approved last year. Brian will contact KC to get a time frame for removal.

Financial Statements:

- The financial statements were reviewed. The Association cash on hand is at \$44,467.86 at the end of June 2017. The Association expenses are right in line with the budget. The initial sewer bill that was sent to Jane has been paid. The sewer cost for the year has increased significantly, and will put the HOA over budget for this expense category.
- An owner appealing a late fee said she would not meet unless the Board would have their meeting past 6:00 p.m. so her banker could attend the meeting. The board did not feel the Association needed to hold a special meeting to accommodate someone that was not an owner. There will be no additional hearings - the late fees stand as assessed.

NEW BUSINESS

Pat White submitted a document to Board about Informed Delivery from the USPS. They can provide emails every morning to owners that want to know the mail they will be receiving that day. That way they can tell if any of their mail was stolen.

The Muncasters are renting their second home. The Association has a policy that requires a leasing addendum. Brian will contact the Muncasters and ask for a copy of the lease, and provide a leasing permit for the rental unit. Brian will also contact the owner at #20 and get a copy of the lease as well.

The Board reviewed the final draft of the Maintenance and Insurance Chart. There was still one wording change that was needed. It was decided the Board would have a notary at the meeting to start the process of signing the Covenant change.

JoAnn Collins was concerned about one HO that was not parking their RV properly. Brian will send the owners emails.

OWNERS' FORUM

Pat White expressed her dissatisfaction with comments made by several Board members in the process of denying her landscape request during the previous Board meeting.

The Board will ask Brian to write owners that are leaving their hoses in the street for an extended time after they are finished watering flowers across the street from the community.

There being no further business, the meeting was adjourned.

Respectfully submitted

Brian Reid, Managing Agent