

Marston Shores Homeowners Association
Minutes
August 16, 2017

The regular monthly meeting of the Marston Shores Homeowners' Association meeting was held on August 16, 2017. Board members present were Tom Guetz, Vern Bullard, Michele Salisbury, and Sherry Benner. Brian Reid represented Management & Maintenance, Inc. Homeowners Richard and Sandy Hagman, David and Linda Crouse, Jim Carpenter, Deb Bullard and C.P. Estes were in attendance.

Tom Guetz called the meeting to order at 3:14 p.m.

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

ACC Requests and Decks:

- David and Linda Crouse (#17) issue of the flagstone is still pending. This request still needs to be reviewed.
- Dean Smits (#38). John Phillips finished the expansion of the front deck – all work was paid for by the homeowner. John Phillips has work on the steps at #11 and #13, then will do the front porch at #36. Then minor repairs will be done on #18 and #21 decks.

Maintenance Issues:

- The Board reviewed the bids from Maker Enterprises for the paint touch up on the wall at #7, and the repainting of the back porch at #8. Salisbury motioned to accept the bid from Maker Enterprises for the wall at #7 for \$180.00. Bullard seconded; vote was unanimous. Vern will get a second bid for the repainting of the deck at #8 – the Board should be able to find a more reasonable price for that deck at #8, instead of paying \$985.00. Once a second bid is received, the Board will award the contract.
- Brian will get the contractor out to bid the gutter cleaning at #18 and #42. Someone mentioned the gutter over the garage at #22 had a shrub growing out of it. Brian will have it addressed.
- Vern Bullard will purchase and install signs for each mailbox noting the mailboxes are under video surveillance. Vern Bullard will donate his time to install the signs. The Board unanimously voted to have the signs installed and reimburse Vern for the cost of the signs.

Landscaping issues:

- The landscaping list was reviewed. Almost half of the projects were completed this past month.
- The shrub at the corner of #22 will be removed – it is aggressively growing on the building. The shrub at #35 has already been removed after getting a letter from Brian; they are also removing the vine growing on the back patio support posts.
- Brian will check to see why the rain sensors have not been installed.
- Brian will check to see if the sprinklers have been cut back due to the rains. Brian walked through a significant amount of swampy areas in the back due to the excessive rain.
- The Board was concerned with the bid to add some shrubs along the side of #13. The cost to fix the sprinklers, install shrubs, rock and matting is \$2,645.00. He will get a clarification from KC Services to see why the estimate is so high. Michelle Salisbury will look at other xeriscaping plants.

- The shrub removal for #44 (Richard and Sandy Hagman) was approved at the meeting. Vern said if the removal was not done in the next week, he would do the work himself – the delay in the removal that was approved in 2016 has taken too long to be completed.
- Brian will set up a meeting with KC to review the rest of the outstanding landscaping issues, and get the bids for the two other projects requested – stump grinding the dead lilac stumps at #1 and ground cover for the common area along the side of #6.

Financial Statements:

- The financial statements were reviewed. The Association cash on hand is at \$34,510.12 at the end of July 2017. The Association expenses are \$8,000.00 over budget due to overages with the insurance, the water and the storm water sewer expenses.
- Several reminder letters were sent for small outstanding balances.

The financial statements were approved as presented.

NEW BUSINESS

The owner at #32 has provided the lease and addendum to the lease for the Association files. The owner at #20 is the only other rental unit. The owner has not responded to the request for a lease, but it has only been a few days.

There was a discussion of the RV that has been parking in the community. If the RV continues to park in the driveway or on the street, the Association will discuss further options for Covenant control.

UNFINISHED BUSINESS

The cement is done. There were some concerns with tire tracks on the driveways – these should fade away in the next few months.

Tom Guetz said that the Maintenance and Insurance Chart did not have the approved changes added to the notification that was sent out. Brian said he made the changes the Board agreed on, but must have sent out the wrong copy of the chart. Brian will modify the chart to align with the Board's agreed chart (just a few minor changes) and then send it back out for approval again.

OWNERS' FORUM

C.P. Estes will get suggestions for plants that require very little water once they are established.

David Crouse was upset that he was questioned about the installation of flagstone behind his home. He felt the flagstone was much safer than the white rock that was installed last year.

There was an extensive discussion on Architectural and landscaping changes, and the importance of neighbors that are making requests after the work is already done.

Salisbury motioned to approve the installation of the flagstone done by the Crouse's at #17. Sherri Benner seconded; vote was three in favor with Vern Bullard being the dissenting vote.

C.P. Estes asked about installing a trellis. The Board said she could submit a request. She noted the area around the back of her building (#1-6) is swampy as well.

There being no further business, the meeting was adjourned.
Respectfully submitted

Brian Reid, Managing Agent