

Marston Shores Homeowners Association
Minutes
September 20, 2017

The regular monthly meeting of the Marston Shores Homeowners' Association meeting was held on September 20, 2017. Board members present were Tom Guetz, Vern Bullard, Michele Salisbury, Jane Oberg and Sherry Benner. Brian Reid represented Management & Maintenance, Inc. Homeowners Deb Bullard was in attendance. KC Falzgraf from KC Services was also in attendance.

Tom Guetz called the meeting to order at 3:06 p.m.

The August 2017 minutes were reviewed and approved with one typo addressed. Bullard motioned, Oberg seconded; vote was unanimous.

KC Services/Landscaping Issues

KC Falzgraf attended the meeting to discuss the landscaping bids that were needed. He has not provided a bid for the ground cover on the side of #6 to help reduce erosion. He suggested adding periwinkle. There was a discussion of the shrub additions along the side of #13. The color options were discussed. The plants will be decided on this year for these two projects, and they will be added to next years' budget and expensed next year.

The rain sensors were installed. KC had to turn them off – they were turning the sprinklers off too often and the grass was getting stressed.

Brian noted that the grass is still wet by unit #41. KC has not seen any evidence this year of there being a leak in the valve – he thinks the area is wet is due to it being the low spot on that line, and the area where the water drains to after the sprinklers shut off.

Tom said that there is debris in the streets. KC will bring his street sweepers onto the street to do some cleaning.

Michelle said that an owner asked the company trimming the tree between #21 and #22 if they could trim some dead branches out of the tree. The company told the owner no. Brian said the contractors cannot do work at the direction of the owners. They work at the direction of the Board of Directors.

Vern noted the buildings may be painted next year. KC said that they can trim the shrubs off the buildings before the painting next year.

The Board asked about the big shrub between #21 and #22 that needs to be trimmed. Brian said that KC suggested the HOA wait until the fall, so the flowers at the base of the big shrub won't be damaged.

ACC Requests:

Pat White is requesting a satellite dish for home entertainment. The conditions are:

- Must be mounted on the lower deck in back of the home
- Cannot be on roofs
- Cannot obstruct the view of a neighbor.

Brian will send the Board his suggested letter for approval.

Deck Issues

Vern said there are several minor deck issue that will be addressed in 2018. The Board discussed postponing some major deck repairs in 2018 so the reserves can be allocated to the painting and there will be less of a need for a special assessment.

Maintenance Issues:

- Brian continues to contact the roofer to try and get them out to make two repairs that were contracted for and signed. During Brian's last contact, Alex told him the roofs would be repaired the following week. To date there has been no indication that the roofs have had any work done.
- Jerry Schafer reviewed the bids for the work on the flat roofs bid by Western Roofing. He said that except for cleaning out the gutters this fall, the rest of the work was not necessary.
- The homeowners at #39 that were written about repairing their gate have done work on their gate.

Financial Statements:

The financial statements were reviewed. The Board discussed the options of dues increases vs. a special assessment. The Association is about \$9,000.00 over budget in the operating accounts this year. Brian will work on the budget for the October 2017 meeting.

The financial statements were approved as presented.

NEW BUSINESS

Ditch Mowing

The Denver Urban Drainage is going to stop mowing some of the ditch areas, in an effort to reduce erosion and increase the health of the plant material along the ditch areas. The Board will give them the benefit of the doubt for now and monitor this in the future and contract the Ditch Company if the weeds are not addressed. They will chemically control the weeds. The Board has doubts that weeds can be contained with only chemicals.

The Board reviewed the lease from the second owner renting their home. No action is needed.

The Board reviewed a policy drafted by Jim Carpenter for on-street parking. Overall, the Board was in agreement with the policy. They want to change the storage of vehicles in driveways to 72 hours, to match the policy the City of Denver has. The Board felt ten days was excessive.

Vern said that someone has already tried to vandalize the signs on the mailboxes noting video surveillance. Vern has re-secured the signs.

The Board asked Brian to get Restrictive Covenant Endorsements for #12 and #17 for the installation of the pavers in the back landscaped areas.

UNFINISHED BUSINESS

Nothing at this time.

OWNERS' FORUM

Nothing at this time.

There being no further business, the meeting was adjourned.

Respectfully submitted

Brian Reid, Managing Agent