

Marston Shores Homeowners Association
Minutes
October 18, 2017

The regular monthly meeting of the Marston Shores Homeowners' Association meeting was held on October 18, 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, Jim Carpenter and Richard and Sandra Hagman were in attendance.

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

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

ACC Requests:

None at this time.

Deck Issues

None at this time.

Landscape Issues:

- Most of the landscaping projects are done for the year. The shrub between #21 and #22 will be trimmed now that the flowers are dead and dying. The swampy area behind 39 is no longer an issue.
- The areas that have weeds have not been addressed on a regular basis. This is an issue KC needs to stay more on top of for next year. Brian will ask about additional spraying this fall.
- Michelle Salisbury said the crabapple between #17 and #18 has some snow damage. Brian has talked with Dan from Sav a Tree (Mountain High) to determine what storm damage cleanup work is needed.
- The Board will have KC trim all the landscaping off the buildings in the spring in preparation for the painting.
- Brian will have bids for the rock work for the off season.
- The ornamental (fruit) trees will be trimmed once all the leaves have fallen.

Maintenance Issues:

- Alex Chavez told Brian that one of the leaking repairs is completed, and one of the repairs is currently being worked on. Brian told Alex that the issue with Mike Sims back gutter is due to flashing. Alex had stated that he would contact Mike, but to date, nothing has been done. Brian will contact the company that makes the shingles and express the Board's dissatisfactions with the repairs that have needed to be made since the installation, and the contractor's delays in getting repairs bid and done. Leaks that were reported in May 2017 have yet to be addressed.
- Brian Reid met with the owner in unit #27. She had several issues she was concerned about. He said he would have them looked at, and determine what work would be done this year, and what work would be done in future years. He told Mrs. Renner he could not determine whose responsibility each of the issues are, but the Association would investigate.
- The Board asked Brian to get the bids to paint the ramp at #16 with non-skid paint prior to snow fall.

Financial Statements:

The financial statements were reviewed. The Association ended September 2017 with \$18,533.82 in cash. The Association will start increasing funds now, since the large capital projects have been completed for the year. The Board discussed the overage of the funds for water. Some is due to a dry summer, but there is more use than budgeted water use for months without sprinklers on as well. The Association is

\$9,794.23 over budget for the year, due to overages in insurance, water, storm drainage, grounds maintenance, cement and building maintenance.

The budget was reviewed. Brian suggested an increase of \$25.00 per month to pay for increased costs of general expenses and enough funds to pay for half of the painting. Brian suggested getting the painting done in two years, instead of one.

The Board was not in favor of doing the work in two years. They asked Brian to get paint bids from two or three companies to get the painting done doing a two-coat spray/back roll/spray program. Vern Bullard will also get a bid from John Phillips for the same project with the same specs.

Based on painting projections, the Board will decide on a budget for 2018. The financial statements were approved as presented.

NEW BUSINESS

On Street Parking Policy

The Board and Jim Carpenter discussed the parking policy and decided to make it more in-line with the City's policies. Jim will rewrite the policy based on the meetings discussion and then it will be sent out to the owners for review and the Board will vote on it at the next meeting.

Covenant Change

The Covenant change passed by a vote of 34 in favor, with no dissenting votes. There were additional votes in favor and against the Covenant change (and several abstaining) but they were received after the due date, so they did not count. Brian will get the final document to Elina to get the Covenant change recorded.

Christmas Party

The Christmas party is set for December 17th at unit #39.

Newsletter

The Board suggested items to be in the newsletter:

- Paint bids
- The Covenant change
- The proposed rule change on parking
- Don't forget to disconnect your hose and adaptor's to prevent spigots from freezing and flooding basements;
- The Christmas Party
- The next meeting

The Board set the November meeting to November 29, 2017 at 3:00 p.m. at the Pinehurst Country Club.

OWNERS' FORUM

Nothing at this time.

There being no further business, the meeting was adjourned.

Respectfully submitted

Brian Reid, Managing Agent