

Marston Shores Homeowners Association
Minutes
November 29, 2017

The regular monthly meeting of the Marston Shores Homeowners' Association was held on November 29, 2017. Board members present were Vern Bullard, Michele Salisbury, Jane Oberg and Sherry Benner. Brian Reid represented Management & Maintenance, Inc. Homeowners Deb Bullard, Jim Carpenter, Jean McDonald, Emmy Fisher and Mike Sims were in attendance.

Michelle ran the meeting, since Tom Guetz was not in attendance. Michelle called the meeting to order at 3:03 p.m.

Jim reminded the Board of the Christmas social coming up. They will get a notice out to the neighbors.

Mike Sims was concerned with the lack of any work on his gutter that was first reported back in May 2017. Brian has been in contact with Alex Chavez from Horn Brothers and Tom Hogenboom, the representative from Boral tile, and neither have resulted in the gutter being inspected. The Board is concerned if someone else makes a repair to the gutter that modifies any shingles, that that will void the warranty on the shingles. Brian suggested calling Schafer roofing to determine the extent of the gutter issue. Then Brian can present the findings to Horn Brothers and ask for a reimbursement and something in writing that they agree to maintain the warranty. If they are not willing to reimburse the HOA for the repair, the Board would ask for the shingle warranty to be maintained. Brian will contact Schafer Roofing this week. Brian Reid will keep Mike and the Board updated on the work to be done

Mike Sims also had a landscape post damaged by the grounds crew. Brian has contacted KC Services, and KC is willing to review and make any necessary replacement for the damaged post.

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

ACC Requests:

None at this time.

Deck Issues

None at this time.

RV Issues

The open land on the north side of the curb on Stetson between Stetson and the owners back fences is the dividing line between Denver and Lakewood. One of the Lakewood residents in Cameron at the Lake wants to build an access into his back yard over the Denver right-of-way to allow him to park his RV in the back yard. The owner has already taken down the fence and been driving over the Denver right-of-way without asking permission from Denver or Lakewood. Pat White got the contact information and has been calling code enforcement, and provided a contact in that division for the Board. Jim Carpenter suggested the Board contact Kevin Flynn, the city councilman for Marston Shores and the surrounding area and request they reject the request from the Lakewood resident. The Board will ask the City of Denver to reject the request due to a negative impact on parking, drainage, aesthetics and a host of other issues.

Landscape Issues:

- The only outstanding issues with the landscaping are areas where weeds need to be sprayed, areas that need the dead daylilies cleaned up, and prices from Management & Maintenance, Inc. and KC Services for the installation of the rock in the open area on the back .

Maintenance Issues:

- Roofs were the most pressing issues – they were discussed at the start of the meeting. Brian will call the office and get bills when the work is done, so they can get the checks written so the costs are expensed in 2017.
- There are several issues with the owner in unit #27. She understand that these issues cannot be addressed until the Association has more funds in 2018.
- There are a few caulking issues with the cement that will also be addressed in 2018.

Financial Statements:

The financial statements were reviewed. The Association ended October 2017 with \$27,986.06 in cash. The funds will start to be built over the winter as the major expenses are done for the year. There is an owner that has not paid for several months – Brian will send an intent to lien and turn her over to the Association’s attorney if payment is not made. The Association is \$7,000.00 over budget on operating expenses, mostly due to overages in insurance, storm water expense, water expense and cement work.

The budget was reviewed. There was a discussion of having a special assessment to get the necessary funds to get the painting completed in 2018. Based on the budget, and the bids on hand, the Board felt a special assessment was needed to guarantee the funds were sufficient to paint all the homes. Oberg motioned to approve the budget at the current rate of \$325.00 using the funds allocated in each category that was presented by Brian Reid of Management & Maintenance, Inc. Benner seconded; vote was unanimous.

Bullard motioned to approve a special assessment of \$1,260.00, payable at \$140.00 per month for 9 months. Oberg seconded; vote was unanimous. Brian will work on a notice for the Special Assessment Meeting, which will take place in conjunction with the regular Board meeting on December 20, 2017. (On December 1, 2017, the Board had an email vote to increase the special assessment to \$1,350.00, payable at \$150.00 per month. The increase was approved by four Board members, and all five Board members agreed to email voting).

There are four bids for painting, ranging from \$70,150.00 to \$176,400.00. The Board eliminated the two most expensive bids, so the two painting contractors being considered are Platte Capital Projects, which is the company that Marston Shores use on their last paint job, and CPC Painting, a company that Brian has used for many years and has had very good experiences with.

Vern suggested the Association pick the paint brand and quality and have both companies bid using that brand, so they know the bids are comparable. Vern suggested the Sherwin Williams “A-100”. Vern said that the bids should state there will be no overspray on the roof, as removal of paint from the roof shingles may compromise the roofing shingles quality and warranty.

NEW BUSINESS

On Street Parking Policy

The Board only got one comment from the owner s about the proposed parking policy. Benner motioned to approve the new policy; Oberg seconded; vote was unanimous.

Parking at mailboxes

The Board asked Brian to get a bid to paint the curb at all mailboxes – both in front and about ten feet on each side of the mailbox structures. Brian will have for the next meeting.

OWNERS’ FORUM

Nothing at this time.

There being no further business, the meeting was adjourned.

Respectfully submitted

Brian Reid, Managing Agent