

Marston Shores Homeowners Association
Minutes
February 21, 2018

The regular monthly meeting of the Marston Shores Homeowners' Association was held on February 21, 2018. Board members present were Tom Guetz, Vern Bullard, Michele Salisbury and Sherry Benner. Brian Reid represented Management & Maintenance, Inc. Homeowners present were Deb Bullard, Jim Carpenter and Sandra Hagman.

Tom Guetz called the meeting to order at 3:07 p.m.

The January 2018 minutes and the special assessment meeting minutes were reviewed and approved as presented. Bullard motioned, Benner seconded; vote was unanimous.

ACC Requests:

Jim Carpenter and the rest of the ACC reviewed a request from Dennis and Amy Davis for upgraded French doors and upgraded windows on their lower level patio, which was expanded and enclosed by a previous owner of the unit. The colors will match existing doors and windows. The ACC recommends approval of the request. The Board approved the request as presented. Bullard motioned, Salisbury seconded; vote was unanimous.

Deck Issues

- Thomas Henderson and Stephanie Wallace have requested deck replacement of their deck at #10. Vern Bullard told them it would be a priority in 2019. The owners agreed to wait.
- The owners at #16 asked about the replacement of the deck supporting structures. This deck structure is the responsibility of the owner, since they modified the deck by installing a sunroom. Brian will remind them again of the modification and the resulting responsibilities of the owners to maintain the structure.
- John and Christina Watson at #22 has experienced settling of the side deck. The deck needs to be jacked up and shimmed, but replacement is not necessary at this time. The cost should only be a few hundred dollars. This was done by John Phillips, so it will be addressed when Mr. Phillips is back in town
- Jim and Jeanette Carpenter at #31 has similar settling issues on their side deck.
- Michael & RuthAnn Austin at #35 need their side deck replaced as well – their side deck is in bad shape.

Landscape Issues:

No issues at this time.

Maintenance Issues:

- The gutter at #35 was repaired.
- The rest of the maintenance issues will be addressed as the weather warms.
- Snow removal was not done correctly on the last storm
 - Snow was piled along the sides of the siding instead of pushed out into the landscaping or street
 - The snow was pushed into the street and the plow truck came by doing one path, but created a deep row of snow along the front of all the homes, making it very difficult for owners to access the mailboxes from their homes.

- No one inspected the snow removal job at the end to see the errors
- The streets were not plowed

Brian will contact KC and get him back to clean up what was missed.

It was reported that the tenants at #33 are parking too close to the mailbox.

Financial Statements:

The financial statements were reviewed. The transfer from checking to money market was not recorded on the January 2018 balance sheet. Brian will redo the financial statements for the next meeting. There are already 12 owners that have paid the special assessment in full. The financial statements were approved as presented. Benner motioned, Salisbury seconded; vote was unanimous.

The valve shut off list has not been updated since 2002. Everyone will be emailed the list, and owners will be asked to verify the information and update the management company on emails and emergency contact information. By Annual Meeting, the Board will want to know the accuracy of the shut offs, and –in case of emergency – who has an emergency key and how they can be contacted to access units in the event of an emergency.

Painting Bids

The Board had narrowed the paint bids down to two companies – Platte Capital Projects and CPC Painting. CPC Painting provided two bids – one using the Sherwin Williams A100 exterior paint, and one using the Diamond Vogel Evercryl – the Diamond Vogel equivalent of the Sherwin Williams A100. The Board approved the CPC bid using the Sherwin Williams materials as long as the contractor is willing to supply a performance bond for \$7,100.00 at their expense.

OWNERS' FORUM

The Board asked if there had been anyone volunteer for the Board yet. There are currently two openings on the Board, and there have not been any owners that have let Jeanette Carpenter and Jane Oberg know they are interested.

EXECUTIVE SESSION

The Board adjourned the regular meeting and went into executive session to discuss a legal matter that was brought to the Board's attention.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Brian Reid, Managing Agent