

Marston Shores Homeowners Association
Minutes
March 21, 2018

The regular monthly meeting of the Marston Shores Homeowners' Association was held on March 21, 2018. Board members present were Tom Guetz, Vern Bullard, Michele Salisbury, Jane Oberg and Sherry Benner. Brian Reid represented Management & Maintenance, Inc. Homeowner present was Deb Bullard. John Reedy with Maker Enterprises was also present.

Tom Guetz called the meeting to order at 3:08 p.m.

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

ACC Requests:

None at this time.

Deck Issues

- There are several decks that are settling along the sides of the homes. Vern Bullard said that most of these require some shimming, but not complete replacement. Vern will work with John Phillips when he comes back to determine the work that is needed.

Landscape Issues:

- Brian toured the community and emailed KC Services on several issues. There is a lot of needles in the common area that need spring cleaning; there are dead day lilies that need to be cleaned up and there are numerous back yards that are starting to show weeds that need spraying by KC Services.
- There are several owners that have not cleaned up their summer pots or have not cleaned up back patios or left items in the common area. Brian will review again the beginning of April 2018 and write owners if the issues still need attention.

Maintenance Issues:

- Renner at #27 has several issues – once John Phillips is back, Brian and John will meet with Mrs. Renner to review the pending issues and see what needs to be done.
- The skylight at #5 needs attention. This is an individual cost. The owner at #1 also needs to address a railing that they installed that is now loose and falling over. Brian has talked with the owner, and they are working on getting a contractor to make the repairs to the railing. Brian will write all owners about items that need attention before the painting cycle begins.
- John Reedy from Maker Enterprises attended the meeting to review with the Board the carpentry work that needs to be completed before the painting starts. The Board asked him to remove several items that were personal responsibility to owners. He will also separate out the bids for the decks, since that is an issue that will not need a complete replacement this year. John stated that overall the wood has held up well. The community replaced the siding with Hardie Board siding, so his estimate is only a few thousand dollars for the ten-year-old paint job. John will modify his bid and get to Brian to review. The Board will get a second bid from John Phillips and a decision will be made shortly. The carpentry will

have to start shortly, as CPC Painting is ready to start that paint cycle at the end of April or beginning of May.

- CPC Painting is getting bids for a performance bond. He will let the HOA know if there are any concerns.

Financial Statements:

Brian included the financial statements for January and February 2018, since there were errors in the January statements last month. There are no significant issues at this time, since it is early in the year. Already 19 of the homes have paid the special assessment in full. There will be no problem with cash flow and starting the painting in May 2018.

An owner that missed payments for several months asked to have late fees waived. The Board did not think it was fair to charge others for late fees and then allow one owner to have multiple late fees waived. The request was denied. One owner that is severely delinquent was written via her attorney. She has until April 1, 2018 to pay her bill or arrange a payment plan, or the Association will turn the owner over to the attorney.

NEW BUSINESS

There was a discussion of the Annual Meeting. The nominating committee has gotten Jean McDonald to volunteer for the Board. With Jane Oberg and Vern Bullard both going off the Board, another volunteer is needed. Vern stated he would run again for the Board so they would not need to find any additional owners. The Country Club is not available on the 18th. The Board discussed different dates that would work. Tom Guetz will check on the 11th and 17th to see if those dates are available. Once Brian gets the date, he will draft the Annual Meeting notice and send it out to the owners.

OWNERS' FORUM

No issues at this time.

There being no further business, the meeting was adjourned at 4:49 p.m.

Respectfully submitted,

Brian Reid, Managing Agent