

Marston Shores Homeowners Association
Minutes
June 13, 2018

The regular monthly meeting of the Marston Shores Homeowners' Association was held on June 13, 2018. Board members present were Tom Guetz, Vern Bullard, Michele Salisbury and Jean McDonald. Board member Sherry Benner was not in attendance. Brian Reid represented Management & Maintenance, Inc. Homeowners present were Jim Carpenter, Deb Bullard, Tina Garcia, Mike and Barbara Sims.

Tom Guetz called the meeting to order at 3:03 p.m.

The May 2018 meeting minutes were reviewed and approved as presented. Salisbury motions, McDonald seconded; vote was unanimous.

ACC Requests

The following request were reviewed and commented on by the Architectural Control Committee:

- Pete and Carol Muncaster – unit #32 – the owner is requesting the installation of a hot tub on the lower deck. The ACC approved the request with the following conditions: (1) Board must approve the method and routing of the 220 VAC electric line to the hot tub and (2) the electrical installation must comply with the code requirements for the location of the GFC circuit breaker for the hot tub.
- Emma Fisher – unit #36 – the owner is requesting the installation of a railing at the front entry steps. The ACC approved this request conditionally if it is similar and matches the hand railing at unit #34, whose picture was submitted.
- Tom and Nancy Guetz – unit #37 – the owner is requesting the installation of a railing at the front entry steps. The ACC approved this request conditionally if it is similar and matches the hand railing at unit #34, whose picture was submitted.
- C. P. Estes – unit #1 – the owner requested (1) a handrail at the front entry steps and a handrail at the front walk landing; (2) to restore three motion activated exterior security lights and (3) to plant a dwarf redbud in the common area. Request (1) was **CONDITIONALLY APPROVED** by the ACC if the railing at the front entry steps matches the metal railing at unit #45, and the wood railing at the landing matches the existing wood railing between units 1 and 2, and that it is attached to the edge of the concrete in compliance with the requirements of the Denver Building Code. Any damage to common area or siding would be repaired at the owners' cost. Request (2) was **CONDITIONALLY APPROVED** by the ACC with the conditions that the lights match the existing security lights of building #1 and that any damage to siding would be repaired at the owner's cost. The third request was **NOT APPROVED** at this time, since the exact location of the tree was not known. Ms. Estes will be asked to stake the exact location of the tree and the ACC and the Board will revisit the request again when the marking is done.

Bullard agreed to the Muncaster hot tub request with the ACC conditions. Salisbury seconded; vote was unanimous.

Salisbury motioned to approve the railing requests for #36 and #37, as long as they match the existing railing at #34. McDonald seconded; vote was unanimous.

Bullard agreed to requests for the railings for unit #1 and the lights for unit #1 if the ACC conditions were met. The 3rd request will be tabled until additional information is gathered. McDonald seconded; vote was unanimous.

Pat White asked for a meeting with the ACC to review her landscaping requests. The planned meeting did not take place because the date of the meeting did not work for the Board of Directors. A new date and time will be set up for a meeting. All other issues will be tabled until that meeting is set up. The Board discussed the raised flower bed – the Board agreed to allow it in the dry space behind unit 16 or her lower level concrete patio; it will not be allowed in the general common elements. Salisbury motioned, McDonald seconded; vote was unanimous.

Deck Issues

Phillips will start the side deck at #35 shortly.

Landscape Issues:

The Board discussed setting up the Grounds Committee again, because there are numerous requests for landscaping changes. Michelle Salisbury will contact Margaret Clark and see if she will join the committee or act as a consultant, since she is a Master Gardener. Michelle Salisbury agreed to head the committee; Tina Garcia volunteered to be on the committee. Michele asked Jean McDonald to be on the committee.

Michelle said there are so many weeds – she doubted that KC has sprayed any of the weeds. The lots need attention. The grass is stressed on many of the lots. They are not trimming. Unit #22 has items growing on the side of the house.

Maintenance Issues:

There are additional windrow walls that need maintenance. Brian will talk with Maker Enterprises and have them evaluate the walls and determine if there are dry rot issues, or if they are issues that can be addressed during the paint cycle.

Financial Statements:

Brian reviewed the financials for May 2018. The Association ended May with \$107,108.39 in cash. The Association is currently \$9,382.17 under budget. Mostly it is due to timing issues. There are several owners that needed reminder letters; one owner is with the HOA attorney for non-payment of funds.

The financial statements were approved. Bullard motioned, McDonald seconded; vote was unanimous.

NEW BUSINESS

There was a discussion of the problems the HOA is facing with the residents of Miralago – the community to the West of Marston Shores. There are misunderstandings with where the property lines are, and residents are walking their dogs on Marston Shores Association property. The residents on the West side of the community feel the Miralago residences are too close to back patios, and owners are unable to enjoy back patios and their personal space when there are non-residents walking in the common area. The Association put up NO TRESPASSING signs, but the residents of Miralago removed the signs. The Miralago residents are also claiming that the residents of Marston Shores are walking on Miralago open space with their dogs as well.

Tom Guetz and Brian Reid are trying to coordinate a meeting with the Manager of Miralago and the Association President. Brian left a message for Theresa Stack (the last known manager of Miralago) but has yet to get a call back. He will continue to pursue open communication between the two communities. There is also concerns with speeders when the back chain is removed and owners are allowed to enter the community via Stetson Avenue.

Someone thought ex-Board member Hank Gilbert might have a written agreement set up with Miralago to keep the back chain on the road. Brian will contact Hank and see if he can find anything in writing.

The painting was reviewed. There were many compliments and no complaints. They painted one of the garage doors that had baked on enamel. If there is peeling, they will power wash the door to get the paint off. Brian Reid stated the error was his – he told the contractor to paint the garage doors.

A roofing company had noted there was hail in the community back in July 2016. The Association has two years to file a claim, so Brian is trying to get information from the old insurance company on the value of the homes and what the deductible was back in July 2016. Depending on that information, the Board will determine if it wants to pursue an insurance claim.

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

Respectfully submitted,
Brian Reid, Managing Agent