

**Marston Shores Homeowners Association**  
**Minutes**  
**May 16, 2018**

The regular monthly meeting of the Marston Shores Homeowners' Association was held on May 16, 2018. Board members present were Vern Bullard, Michele Salisbury, Jean McDonald and Sherry Benner. Board member Tom Guetz was not in attendance. Brian Reid represented Management & Maintenance, Inc. Homeowners present were Dick and Sandy Hagman, Jim Carpenter, Deb Bullard, John Benner, Emmy Fisher, Ruthann Austin, Pat White and David and Linda Crouse.

Michele Salisbury called the meeting to order at 3:06 p.m.

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

**Election of Officers:**

The Board members discussed officer positions for the current year. The Board nominated Tom Guetz for President again; Michele Salisbury agreed to remain Vice President. Signers will be Tom Guetz, Michele Salisbury and Jean McDonald. Bullard motioned to approve the Board positions and signers nominated, Benner seconded; vote was unanimous.

**ACC Requests:**

Jim Carpenter reviewed a request from the owner at #36 and #37 to install a railing at the front entry steps. Since neither of these units previously had handrails installed during the original construction they will have to bear the cost of such handrails as approved by the Board. The ACC recommended the Board approve the request. Bullard motioned, Benner seconded to approve the railing. Vote was unanimous.

**Deck Issues**

The side deck at #35 needs replacement this year. There are enough funds to do these two decks, if needed. Vern will communicate with Mr. Wallace at #40 to see how often he uses this side deck. If it is not used, its replacement may be postponed until 2019. The deck at #10 will be a priority in 2019, but will not be done this year.

**Landscape Issues:**

- Brian has not written the second set of letters for owners not taking care of their landscaping, because the HOA's weed spray has not killed the weeds in the common area. The weeds have been sprayed, but due to the amount of moisture, they have not died. Brian will follow up and get the violation letters out.
- Pat White submitted three requests for the landscape representatives. She would like to (1) remove the day lilies that continue to not be maintained year after year, (2) replace these flowers with a professionally built raised garden box and (3) plant flower beds in the back of building 3. The Board asked for more information. Brian said that an on-site visit needs to be done by the Board to review these requests. Brian suggested setting up a meeting for June 1, 2018. He will call everyone and set up a time to meet. David Crouse at #17 would like to give input to these requests if they are closer to his building

### **Maintenance Issues:**

- John from Maker Enterprises reviewed the wind row walls at #7 and #17 with Vern Bullard. The Crouse's from #17 were at the meeting and said they did not need the wind row wall to be put back up. John and Vern discussed the wind row wall at #7 as well. It was built differently than the other wind row walls, but the height is not needed because #7 has enclosed their back patio. It was decided the HOA would reinstall using only a half wall, to block #8's view of the air conditioner at #7.
- The painting will start next Monday. CPC Painting will be starting the painting at #1 and work west in the community. Larry has put notices on units 1 through 6. The landscaping around the first building is mostly trimmed – the vines along the walks to the front doors need to be trimmed, but the owner wants to do the landscaping along the walkways at units three through six. KC will work down the row and make sure the trees and shrubs are cut back. Some of the larger trees will be trimmed as part of the SavaTree bid the HOA received. Brian answered many questions from homeowners about painting details.

### **Financial Statements:**

Brian reviewed the financials for April 2018. The Association's accumulated funds were \$96,006.84. There has not been any reserve expenses yet, so the Association is \$1,158.57 under budget to date. There were several owners that needed reminder letters to pay their special assessment, or pay the correct amounts.

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

### **NEW BUSINESS**

The Association's contractor did not show up and address the squirrels at unit #23, so she hired her own contractor to remove the squirrels. They have removed the pests from the house, and sealed up the holes.

There was a discussion of the request for solar panels the Benners have requested. The roofers want to charge the Benners for the installation of mounts for the solar panels. Since the Association maintains the roofs anyone wanting to install panels will need to work with Horn Brothers. Sherry also said that there is a leak in the roof, where the flat roof meets the sloped roof. Jerry Schafer provided a bid to make the repairs. It is per hour instead of a flat rate, since he will have to do some investigating before the problems are discovered and repairs are made. The Board approved this repair. Bullard motioned, McDonald seconded the bid to hire Schafer roofing to do the work between the flat roof and the metal roof.

Jim Carpenter discussed what would be involved to get the solar panels placed throughout the community. The cost would be large, so a special assessment would be needed. The Board did not think there would be enough interest in the solar panels community-wide, so they suggested to John and Sherry that they get an actual proposal for the solar panels if they are still interested, and the Board can review at the next meeting. There is at least one other unit that already has solar panels in the community.

### **Tree Trimming**

Some of the Board walked with Dan Nellis from SavaTree (Mountain High and Swingle both got bought out, by a larger company and merged). Dan walked with the Board and explained why he had made all the suggestions. Based on the walk and the Association budget, the Board

approved the maple tree along the side of #17, the Russian Olive between #40 and #41; two aspen in the front of #42, and trimming of the two pine trees between #21 and #22. This total will be approximately \$1,800.00; Brian will get the exact bid once the proposal has been send back to him.

The Board also approved one fruit reduction spray on four fruit trees, the ipps beetle spray to all of the pine trees, and two general sprays for trees and shrubs. This total cost is \$1,857.00 for the year. Benner motioned to approve the tree trimming and tree spraying, McDonald seconded; vote was unanimous.

### **OWNERS' FORUM**

Vern Bullard got a letter from John Phillips Sr. John stated that he had been approached by 3 homeowners unhappy with an additional \$1,700.00 special assessment to level decks. At no time has this Board or Directors ever discussed leveling decks let alone a special assessment to cover the cost. It is unknown where that rumor was started, but it is absolutely false.

John stated that people were not happy with the old painting contractor who initially painted the buildings after the new siding was installed. They were concerned that the previous painting contractor had gotten overspray on screens and cars. Since a different contractor has been hired for the paint job this year, that should not be an issue this time.

Deb Bullard agreed to join the nominating committee. She will join Sherri Benner, Tina Garcia and Barbara Sims, for two volunteers for the 2019-2022 openings on the Board.

The Board went into an executive session to discuss a legal matter.

There being no further business, the meeting was adjourned at 5:05 p.m.

Respectfully submitted,  
Brian Reid, Managing Agent