

**Marston Shores Homeowners Association**  
**Minutes**  
**July 18, 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, Sherry Benner and Jean McDonald. Brian Reid represented Management & Maintenance, Inc. Homeowners present were Deb Bullard, Tina Garcia, Richard and Sandra Hagman, John Benner, Pat White, David and Linda Crouse and Mike and Barb Sims. Rachelle Starr from Trinity Construction was present.

Tom Guetz called the meeting to order at 3:02 p.m.

Rachelle Starr had inspected the roofs, and there was evidence of some hail damage. The hail storm that potentially caused damage was back in 2016, so the Association would have to file a claim in the next ten days.

The advantage of getting a new roof would be that the Association could move away from using Horn Brothers for roof leaks; the disadvantage was that if there was a hail claim, there would need to be a \$6,400.00 special assessment per owner. The Board did not feel it had the time to evaluate the roofs, and meet with owners and get a vote in favor of a large special assessment. The Board decided against pursuing an insurance claim at this time.

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

**ACC Requests**

There were no ACC requests this month

**Deck Issues**

The side deck of #35 is completed; there are no additional deck repairs for 2018; projects are postponed until 2019.

**Landscape Issues:**

The Association wrote the owner of #1 asking her to mark a location where she wants the tree planted. To date, nothing has been marked. The landscaping committee is meeting to discuss the parameters of the landscaping addition along the side of #13. The HOA will then get a bid from KC Service, and the plants will be installed in the beginning/middle of September 2018.

There are numerous areas where the grass is stressed. KC will be contacted again and asked to check the entire sprinkler system to eliminate the numerous dry spots.

**Maintenance Issues:**

The owners at #15 called Tom Guetz, upset that there have been issues with their garage door. They had to make repairs to the door opener. The owner said the issue is that the spring on the garage door is not adequate for the door. Vern Bullard said the garage doors are light, and one spring is sufficient to address the opening and closing of the garage doors in Marston Shores. Vern will get Brian the name and contact information for the garage door company that installed the new garage doors in Marston Shores and get their professional opinion if there are any

concerns with the configuration of the garage doors. The garage door opener and all mechanisms related to the interior of the garage door are the responsibility of the individual owners; only the garage door itself is the responsibility of the Association.

Vern Bullard said the bid for the sewer line at unit #41 is only replacing the defective section of the clay pipe. He would like to see the rest of the fifty feet of clay line to the city main line be replaced while they are digging there, to save money for future repairs, and eliminate the clay piping completely at #41. Brian and Vern and Tom will visit with the crew that is scheduled to start tomorrow. The Board will approve a modified bid, if needed.

The flat roof at #16 is leaking and needs replacement. The Board approved the replacement of the flat roof. Benner motioned; Salisbury seconded; vote was unanimous.

The Association has had numerous compliments about the painting. They should be wrapping up in the next week, and then the HOA can do a property walk.

### **Financial Statements:**

Brian reviewed the financials for June 2018. The cash flow is now decreasing, because the HOA is making payments for the painting, the deck repairs, the roof repairs and the pre-painting carpentry.

Association ended June 2018 with \$85,498.57 in cash. The Association is currently \$11,628.99 under budget. 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. Salisbury motioned, Bullard seconded; vote was unanimous.

### **NEW BUSINESS**

Brian has set up a meeting with the maintenance man from Miralago and one or two Board reps. Jean McDonald and Sherry Benner agreed to meet with Brian as well. The meeting will take place on Friday.

There being no further business, the meeting was adjourned at 5:29 p.m.

Respectfully submitted,  
Brian Reid, Managing Agent