

**Marston Shores Homeowners Association**  
**Minutes**  
**September 19, 2018**

The regular monthly meeting of the Marston Shores Homeowners' Association was held on September 19, 2018. Board members present were Tom Guetz, Michele Salisbury, Vern Bullard, Sherry Benner and Jean McDonald. Brian Reid represented Management & Maintenance, Inc. Homeowners present were Deb Bullard, Jim Carpenter and Richard Hagman.

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

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

**ACC Requests**

**Jim and Jeanette Carpenter – 7210 West Stetson Place #31.** Jim is requesting permission to install a small HDTV antenna on the existing weather station mast at the east peak of the roof. The antenna is ten inches tall. Benner motioned to approve the request, Bullard second. Vote was unanimous.

**Deck Issues**

Any further deck work is tabled until 2019.

**Maintenance Issues:**

The Board approved the caulking of the driveways at #38 and #41 – these owners requested caulking back in 2016. McDonald motioned, Benner seconded; vote was unanimous.

**Landscape Issues:**

Management & Maintenance, Inc. has provided a bid for adding rock behind homes. If owners are interested in this service, they need to call Brian at 720-939-9412 and he can get the head of his grounds crew to get each owner a bid. The price will vary, depending on the amount of area the owner wants covered. Vern said there is an area between two buildings that the owner did a portion of the common area, but it looks odd because it was only partially done. Brian will review the common area portion that is missing rock and determine the amount needed to fill that area. It can be done at a discount if it is filled during a time an owner is asking for additional rock.

The two owners that had been written numerous times about issues in the common area have cleaned up their yards.

Jim Carpenter said the HOA used to have a Master Plan for landscaping – there are guidelines for the installation of landscaping materials, including a policy that no trees will be planted in the common area grass.

There were concerns still with the amount of needles and debris in the common area and across the street. Brian will set up a walk with KC to review and get a time frame for the clean-up. This has been a pending issue since the August 2018 meeting when the crew promised Tom Guetz they would be out that weekend and clean up the mess. To date, the issues have not been addressed.

### **New Business:**

John and John Phillips will be back around November 15, 2018 to clean the gutters.

Jim Carpenter said he was willing to get on the roof of his unit and blow the debris off the roof and into the street so the grounds contractor can get the debris cleaned up. There is a lot of debris on the roofs at this time. Brian will work with John Phillips to make sure all the debris is blown off the roofs when

Roofs were discussed. Brian Reid again contacted Horn Brothers Roofing and the reps for Gerard Roofing about the lack of response from the roofer on five roof leaks. This time, Glen Summerlin from Boral Roofing (Boral recently purchased Gerard Roofing) called Brian back and agreed to find a contractor if Horn Brothers did not respond. Brian contacted Jerry Schafer and Jerry contacted Glen. Glen agreed to meet Jerry out on site to review the issues and help Jerry address the existing leaks in the community. Jerry will be meeting with Glen shortly and will have answers about the current roof leaks.

The Board discussed the flat roof on the back of #46. It is much more costly because there is a deck sitting on the flat roof that needs replacement, and it cannot be replaced until the deck is removed. Bullard motioned to approve the Schafer Roofing bid of \$12,000.00; Salisbury seconded; vote was unanimous.

### **Financial Statements:**

Brian reviewed the financials for August 2018. The Association ended July 2018 with \$38,252.37 in cash. The Association is currently \$15,970.73 under budget in operating, but over budget in reserves. There is one owner that owes a significant amount of funds, and three owners that only owe a few dollars. The one owner is with the attorney.

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

The budget was reviewed. Brian's proposed budget for 2019 includes a \$25.00 per month increase. Only \$4,300.00 of the increase is being used to address cost of living increases for the operating account; \$19,000.00 is being allocated to the reserves to continue to fund the roofing and decking issues the HOA is facing. The Board will review the budget for the next month, and then the 2019 budget will be finalized in October 2018.

### **OWNERS' FORUM**

No owner's forum.

The Board went into executive session to discuss a matter. After ending the executive session, the Board approved a break for Vern Bullard from the Board to address some health issues. The Board approved Deb Bullard to replace Vern until such time he feels well enough to return and finish out his term.

There being no further business, the meeting was adjourned at 5:47 p.m.

Respectfully submitted,  
Brian Reid, Managing Agent