

Marston Shores Homeowners Association
Minutes
October 10, 2018

The regular monthly meeting of the Marston Shores Homeowners' Association was held on October 10, 2018. Board members present were Tom Guetz, Michele Salisbury, Deb Bullard, Sherry Benner and Jean McDonald. Brian Reid represented Management & Maintenance, Inc. Homeowners present were Vern Bullard, Jim Carpenter, Mike and Barbara Sims and Richard Hagman.

Tom Guetz called the meeting to order at 3:04 p.m.

The September 2018 meeting minutes were reviewed. Jim Carpenter had a suggested change to the paragraph regarding the landscaping Master Plan. Salisbury motioned to approve the minutes with the modification noted, Benner seconded; vote was unanimous.

ACC Requests

None at this time.

Deck Issues

Any further deck work is tabled until 2019.

Maintenance Issues:

The owner at #12 was getting squirrels inside their home. The roofer will inspect the vent screening and determine if additional screening is needed.

The caulking of the cement will be done some time in November 2018.

The flat roof on #46 should be replaced some time in the next month. Jerry Schafer is working with Glenn Summerlin from Boral Roofing. Boral purchased Gerard Roofing, and is willing to work with Jerry to get the roof leaks addressed in the four units that are currently leaking. He will be meeting with the owners who have the leaks to determine the issues he is facing.

Landscape Issues:

KC Services is completing the landscaping work he bid on the side of #13. Michelle Salisbury said the work is not completed, so he should not get paid yet.

Michelle said the fruit tree outside of #8 has signs of blight. She thinks it should be removed. Brian Reid will call Dan Nellis from SavaTree (formerly Mountain High Tree Services) and have him inspect the tree and get the Board a diagnosis and get a bid for removal or treatment.

The sprinkler tech told KC that the leaking sprinkler that John and Sherry Benner had reported at #39 has been fixed. However, since the sprinklers have now been shut off for the winter, the HOA will have to wait until the spring to determine if the repair has indeed been made.

The sprinkler rain sensors that Vern had recommended this summer were discussed. KC is not a fan of the sensors, but they have proven to be effective in numerous situations. KC's recommendations are new sprinkler clocks, which cost between \$425.00 and \$850.00. Some of the clocks require a maintenance program costing several hundred dollars per year as well. The

board approved Deb and Vern Bullard purchasing four of the rain sensors. They will need to be installed by KC before the sprinkler system is operational in the spring. Bullard motioned, Benner seconded; vote was unanimous.

The sod at #41 was discussed. There is concern the dirt will settle some more this winter, so the Board decided it would not put the sod in until the spring. The Board asked if KC has blown out the sprinklers. Brian will check and report back to the Board.

Financial Statements:

Brian reviewed the financials for September 2018. The Association ended September 2018 with \$47,923.61 in cash. The Association is currently \$17,950.03 under budget in operating, mostly due to the timing of bills that still need to get paid. The Association has taken in \$46,049.94 in reserve funds to date, and has already spent \$100,281.56. There are two owners that owe a minimum of funds, and one owner that the Association has with the attorney. Tom Guetz would like to see the financial headings renamed, so instead of ordinary income/expenses and other income/expenses, he would like to see operating income/expenses and reserve income/expenses. The regular financial statements were approved. Bullard motioned, McDonald seconded; vote was unanimous.

The budget was reviewed. Brian had suggested a dues increase of \$25.00. The Board would like to get funds added to the budget to have funds available for the underground sewer lines – it is likely additional lines will need to be done in the near future. The Board approved the 2019 budget with a \$35.00 increase to \$360.00. This is the first increase in a few years. Brian will find out when the last increase happened and include it in the notice for the vote. Salisbury motioned to approve the increase to \$360.00; McDonald second; vote was unanimous.

New Business:

Michelle asked if there was a policy for rentals of part of the units. There is concern with the number of cars at one unit that is renting their basement. Michelle talked with Tim Flynn. Air BNB and rentals shorter than 30 days can be prohibited, but it is unsure if rentals of portions of a unit is allowed. Brian will check with the attorney after the attorney luncheon in November 2018.

The Board discussed changing the date of the meeting for November, since the third Wednesday is the day before Thanksgiving. Tom checked with the front desk, and they have the 14th open. The Board will meet at 3:00 p.m. and the budget meeting will take place at 5:00 p.m. Brian will send the Board a draft of the Budget Meeting notice.

OWNERS' FORUM

Barbara Sims would like to set up a schedule for the Nominating Committee so they are organized and know when the different steps should take place. Brian will add the Nominating Committee to the November agenda.

The Board went into Executive Session to discuss foreclosing on a home. There were some questions that need answering before the board will decide whether to pursue foreclosure.

There being no further business, the meeting was adjourned at 5:52 p.m.

Respectfully submitted,
Brian Reid, Managing Agent