

Marston Shores Homeowners Association
Minutes
November 14, 2018

The regular monthly meeting of the Marston Shores Homeowners' Association was held on November 14, 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 Linda Crouse, Jim Carpenter, Richard and Sandy Hagman and Barbara Lepke-Sims.

Tom Guetz called the meeting to order at 3:08 p.m.

The October 2018 meeting minutes were reviewed. Bullard motioned to approve the minutes, McDonald seconded; vote was unanimous.

Nominating Committee

Barbara Lepke-Sims presented a suggested timeline for the Nominating Committee, who is comprised of Barbara, Tina Garcia and Deb Bullard. Michele Salisbury and Sherry Benner were on the committee last year; Michele resigned from the committee, and Sherry will remain on the committee as the Board member liaison at this time.

Barbara Lepke-Sims suggested a more standardized process for the committee:

- *January 2019: Nominating Committee meets to discuss a more formal process to standardize how the nominating committee should proceed.*
- *February 2019: The recommendation of the Nominating Committee is submitted to the Marston Shores HOA Board for comments, suggestions and final approval.*
- *March 2019: The Nominating Committee follows the process that has been voted on to disseminate information, gather names, and solicit nominees.*
- *April 2019: The Slate of officers suggested by the Nominating Committee are voted on by the membership following the procedures put forth in the current By-Laws.*

The Board liked the steps, but felt the March step should be done by the March meeting, so the names from the nominating committee are provided to the owners when the Annual Meeting yearly notice is sent out in early April each year.

ACC Requests

Pat White - #16 – The owner is requesting a new front porch. The conditions are (1) the deck will be made of Trex decking – Beach Dune color; (2) it will be bedded on adequate footings, and, (3) since it is larger than the original deck, the owner will sign and send back a Restrictive Covenant Endorsement stating that all future maintenance will be done at the expense of the owner - no longer the HOA. The ACC suggested approval based on these conditions. The Board motioned to approve the renovated deck with the ACC conditions. Bullard motioned, McDonald seconded; vote was unanimous.

Dennis and Amy Davis - #45 – The owner is requesting the installation of a solar photovoltaic panels on the flat roof of the garage, including wall-mounted control panels and switches. The conditions are (1) the equipment installed on the exterior wall, including exposed conduit shall be painted to match the exterior wall; (2) the owner agrees that any damage to the roof which occurs during the installation of the system or future damage to the roof cause by the solar system will be repaired in accordance with the existing roofing warranty at the owners expense; (3) any work needs to be performed on the flat roof in the future, including maintenance or other work by the HOA will be the owners financial responsibility to remove equipment that would interfere with the work and replace it upon completion of the roof, and (4) the owner will sign and send back a Restrictive Covenant Endorsement agreeing to the previous conditions and passing those conditions to future owners of the home, if they wish to keep

the solar panel system. The ACC approved based on these conditions. The Board motioned to approve the solar panel system with the ACC conditions. Salisbury motioned, Benner seconded; vote was unanimous.

Deck Issues

Any further deck work is tabled until 2019.

Maintenance Issues:

The gutter cleaning was discussed. John Phillips contracted for gutter cleaning. There are some additional expenses to clean off the flat roofs. The contractor needs to be careful when walking on the flat roofs. There is also an additional cost if the downspouts that need to be cleaned out. Only those that need cleaning will be charged. Benner motioned to approve the additional expenses, McDonald seconded; vote was unanimous.

Landscape Issues:

Dan Nellis from Sav-a-Tree reviewed the tree in front of #8; the fire blight is minimal, and the tree does not need removal. Michelle would like a note to the owners giving them the option of adding rocks in the back yards in the area behind each unit. Some owners have already done the work; some others may want to add the rock.

KC Services has a final clean up to do. There are several additional items that need to be done by KC before the end of the year, including the final debris clean up (leaves and pine needles), thistles along the back and a final trimming of the shrubs.

New Business:

Brian wrote a letter to the owner at #12 about items on the back porch. The owner wrote back asking for one item to be allowed to remain on the back porch. The owner said that the back patio has been cleaned up except for the one piece of exercise equipment and a planter that is already allowed. The Board will review the back porch now, and determine if the one item is acceptable.

The Board asked the owner at #12 if they were renting out a portion of their home. The owner said he was. Concerns were expressed with the parking on the street. The owner said that the resident renting was on his honeymoon, so there was a car that did not move for a few weeks. Since returning home, the owners are working and are moving the vehicles daily to get to work.

OWNERS' FORUM

It was noted that some of the items in the landscaping beds in front of #16 are in disrepair. Brian will review and write a letter.

The Board went into Executive Session to discuss foreclosing on a home. After the Executive Session was ended, the Board motioned to proceed with the foreclosure of a delinquent owner.

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

Respectfully submitted,
Brian Reid, Managing Agent