

**Marston Shores Homeowners Association**  
**Minutes**  
**January 23, 2019**

The regular monthly meeting of the Marston Shores Homeowners' Association was held on January 23, 2019. 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, Tina Garcia and her son Donovan Garcia, Mike Sims and Richard Hagman.

Tom Guetz called the meeting to order at 3:06 p.m.

The December 2018 meeting minutes were reviewed, and Brian noted a modification he did to explain the insurance company choice that was made. Salisbury motioned to approve the minutes as amended, Benner seconded; vote was unanimous.

**ACC Requests**

The Board reviewed the Restrictive Covenant Endorsement for the solar panels. It was approved as presented. Salisbury motioned, McDonald seconded; vote was unanimous.

The Board asked Brian to talk to Elina Gilbert from Altitude Law to get a second RCE that was for general additions. If the price was minimal, the HOA would have a generic RCE created as well.

**Deck Issues**

Vern Bullard contacted John Phillips and he was in a serious accident. It is uncertain if his health will allow him to do any decks this year. The Board agreed to give John time to heal in hopes he can work with the Association again this year. Vern will follow up at a later time.

**Fire at #35**

There was a discussion about what is covered by the HOA insurance, and what is covered by the owners' personal insurance. The HOA insurance covers the structure; the personal insurance will cover the contents of the garage and the finished surfaces of any drywall repairs. The owner is responsible for the deductible. Brian has requested that Schafer Roofing be the contractor to replace the flat roof, so there are not different company warranties for different flat roofs in the community.

**Maintenance Issues:**

Brian forgot to add the roof leak reported to him at unit #34. He will also add the updated issues related to the fire on the maintenance chart. The mailboxes will be discussed at a separate time.

**Landscape Issues:**

There are still shrubs that did not get trimmed at the end of the year, and leaves that need to be cleaned up. The lilacs at #22 and #24 will be pruned after they bloom in the spring, so the next years' blooms are not cut off.

Rabbit holes have not been able to be addressed due to the snow this past month.

### **Nominating Committee:**

Deb Bullard presented to the Board the Nominating Committee roles and responsibilities and the revised Board Member Nomination Questionnaire. One additional question will be added to the questionnaire, making sure any owners that volunteer for the Board are current on their dues. The Board thought these documents were great, so Deb will provide them to the two members that have currently volunteered for the Board – Mike Sims and Richard Hagman. Tina Garcia said that she was considering running for the Board as well.

### **FINANCIAL STATEMENTS**

Brian reviewed the financial statements. The Association ended the year with \$46,744.98 in cash. There are several homeowners with minimal balances that are disputing the balance the HOA shows them owing. One owner is with the attorney. The special assessment needs to be categorized as a reserve. Brian will redo the December financial statements.

### **OLD BUSINESS**

Vern discussed the issues that had occurred in the past with the mailboxes:

- USPS will not pay for the Association to install a community mailbox; this would be an HOA expense;
- Owners want the benefits of a community mailbox, but don't want it in front of their home;
- Owners want the convenience of having a mailbox close to their home;
- A large mailbox can be broken into with a crowbar, allowing access to all owner mailboxes;
- Previous owners have tried a locking mailbox, but have had them vandalized as well.

Vern agreed to write a summary of the issues the HOA has faced in the past, and Brian will send it to all the owners via email. Owners are encouraged to call the police if there is suspicious activity.

### **Trim Variance**

Brian inspected all the homes, and there are four homes that have doors with white trim instead of being the color of the existing trim. The Board asked Brian to write the owners a letter asking them to paint the doors that are in violation to match the existing trim.

Sherry Benner would like to change the color of her front door. The Board said changing the paint color would require an ACC request.

### **OWNERS' FORUM**

Tina Garcia requested to have charges waived that were assessed for several returned checks. She thought the Association should waive those fees because the issues were resolved after several months. The Board will discuss in Executive Session.

The Board went into Executive Session to discuss several legal matters. After exiting the Executive Session, Michelle Salisbury motioned to deny Tina Garcia's request to have her return check charges and late fees waived. Jean McDonald seconded; vote was unanimous.

There being no further business, the meeting was adjourned at 5:26 p.m.

Respectfully submitted,  
Brian Reid, Managing Agent