

Marston Shores Homeowners Association
Minutes
February 20, 2019

The regular monthly meeting of the Marston Shores Homeowners' Association was held on February 20, 2019. Board members present were Tom Guetz, Michele Salisbury, Deb Bullard and Jean McDonald. Brian Reid represented Management & Maintenance, Inc. Homeowners present were Vern Bullard, Mike Sims and Jim Carpenter.

Tom Guetz called the meeting to order at 3:13 p.m.

The January 2019 meeting minutes were reviewed. Salisbury motioned to approve the minutes as presented, Bullard seconded; vote was unanimous.

ACC Requests

The Board reviewed the Restrictive Covenant Endorsement for the solar panels. It was modified at the suggestion of Sherry Benner. Salisbury motioned to approve as presented, Bullard seconded; vote was unanimous.

The Board reviewed the generic Restrictive Covenant Endorsement that was created by Altitude Law for any other modifications to homes. The Board decided to wait until next month to vote on this policy until the Board had a chance to review the content in more detail.

Deck Issues

No further conversation with contractor John Phillips has taken place.

Fire at #35

Jerry Schafer is working with the insurance adjustor Jeremiah to get prices for the repairs to the flat roof, so the HOA can upgrade to an EPDM roof and the insurance can bear most of the cost.

Maintenance Issues:

Jerry at Schafer Roofing has not been able to inspect the flat roof at #34 due to all the snow.

John Phillips Jr. is planning a trip to Denver in the spring to clean the gutters that are now filling with pine needles. He will provide a bid in May or June and do the work at that time.

Landscape Committee/Issues:

The cost to add the rock in the common area beside #13 was reviewed. The total area that Jean McDonald and Brian marked off was about \$720.00; the Grounds Committee has a budget of \$500.00, so Brian will ask his horticulturist to cut back on the area that he is doing to bring the cost to \$500.00.

Shrub pruning, sprinkler sensor installation and rabbit holes have all been delayed due to the excessive amounts of snow the Denver Metro area is experiencing at this time.

Nominating Committee:

At the January 2019 meeting, Tina Garcia had mentioned that her son may run for the Board at the Annual Meeting in April 2019. The Board asked Brian to contact the attorney to see if the Board is restricted to owners, or if Mr. Garcia can run as a Trustee of a home. Altitude law will determine the eligibility, and what documentation is needed to verify the position.

FINANCIAL STATEMENTS

Brian reviewed the financial statements. The Association ended January with \$58,305.20 in cash. This is the first month with expenses, so it is difficult to determine any trends yet. The Association is saving a lot of money on snow removal this year, due to the flat rate service for snow removal. 2019 will be the third year of the grounds contract with KC Services; the Board will have to determine if they want to continue with KC after the 2019 season.

OLD BUSINESS

Mailbox Issues

Jean has had good success seeing what items are delivered to her mailbox by utilizing a service offered free by the USPS called USPS Informed Delivery

Vern purchased a camera and would like to install it so there is surveillance of the mailboxes down at building 2. The Board approved the installation of the camera:

One owner purchased a lockable mailbox and had it installed in place of his older mailbox. He has been very pleased with his new box. The Board asked Brian to get make and model to submit for approval. If approved, other owners won't need to go through the full process if they are purchasing the same make, model, color and style. The owner at #8 offered to install mailboxes for others at a discounted rate. If they are getting paid for work on HOA property, they will need to get liability insurance coverage.

Snow Accumulation

There are several areas where there has been a buildup of snow due to the excessive amount of snow, and the warmer days and cold nights. Once it stays warmer at night, that issue will be addressed.

UNFINISHED BUSINESS

None

OWNERS' FORUM

None

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

Respectfully submitted,
Brian Reid, Managing Agent