

**Marston Shores Homeowners Association**  
**Minutes**  
**April 17, 2019**

The regular monthly meeting of the Marston Shores Homeowners' Association was held on April 17, 2019. 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 and Richard Hagman.

Tom Guetz called the meeting to order at 6:11 p.m.

The delinquency list was reviewed. There were no questions.

Vern Bullard and Richard Hagman have been working with the Post Office to get mail delivery modified. Richard talked to our Post Office branch and to our City Councilman's office (Dana) and was given the following information regarding the mailbox security problem:

\* Porch delivery and walking routes for mail carriers are being eliminated, including communities that have been walking routes since the 1950's. Getting mailboxes by the front doors is not an option. Central delivery for neighborhoods will replace, over time, even driver delivered individual mail.

\* The Association can replace our individual boxes, where they are now, with locking mailboxes, with the understanding that at some time we will go to a central location (maybe near Unit #1 here) to collect our mail. Richard believes the Post Office will bear that expense, if the Association agrees to one large mailbox.

Vern said the HOA has three options:

- (1) The Association can do nothing and encourage owners to get their mail on a timely basis to prevent further thefts from mailboxes
- (2) The Association can buy individual locking mailboxes that are anti-theft and have them installed in the current mailbox structures. Adam Welbon purchased one for \$100.00, so the Association could purchase additional individual locking mailboxes for each owner. The Association would also have to incur some costs to reinforce the mailbox structures, since those are starting to fail, and the larger boxes would put extra weight on the structures. Vern is estimating the costs to install all the boxes and modify the structures at about \$8,000.00 total. This could be paid out of the reserve if the Association did one less deck this year. No special assessment would be needed.
- (3) The Association can seek approval for cluster boxes on the south side of Stetson between buildings 1 and 2, 3 and 4, 5 and 6, 7 and 8, and one smaller box in the middle of building 9. This would benefit the owners in the fact that all the boxes are lockable, and none of the owners would have to cross Stetson to get mail, so icy roads and sidewalks would no longer be an issue. The cost should be about the same cost as the individual mailbox costs, so no special assessment would have to be done. This plan would have to be submitted to the post office to get the boxes approved.

The Board favored the plan to get the cluster boxes close to each building. Vern will present these options to the owners at the Annual Meeting tonight. The Board will vote on the boxes after getting input from the owners.

The spray and tree maintenance bids were reviewed. Michelle thought that Dan Nilles must have taken his list from last year and copied it again this year, because there were repeat bids for work that was suggested last year, and there were no comments on the trees that were damaged by the fire around #35. Other trees Michelle asked Dan to review: (1) the trees between #21 and #22 in the berm; (2) the branches over the garages at #25 and #26 and (3) the tree too close to the house at #40. Brian will contact Dan again and ask questions and ask for further bids.

Salisbury motioned to approve the spray bids for the summer including (1) early summer and mid/late summer foliar treatments; (2) early season and mid/late season Borer treatments for the Ips beetle; (3) two treatments for the fruit reduction of the four fruit bearing trees in the common area. Benner seconded; vote was unanimous.

The bid for the flat roof replacement at #34 was reviewed. Salisbury motioned to approve the replacement of the roof, McDonald seconded; vote was unanimous with Vern Bullard abstaining.

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

Respectfully submitted,  
Brian Reid, Managing Agent