

Marston Shores Homeowners Association
Minutes
March 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, Sherry Benner and Jean McDonald. Brian Reid represented Management & Maintenance, Inc. Homeowners present were Vern Bullard, Mike Sims and Jim Carpenter, Emmy Fisher, Richard Hagman and Pat White.

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

The February 2019 meeting minutes were reviewed. There was a correction of an owner's address. Bullard motioned to approve the minutes as corrected, McDonald seconded; vote was unanimous.

Vern Bullard has addressed his health issues, so Deb Bullard stepped off the Board and Vern joined the Board to finish his term that he was elected to. All the Board members thanked Deb for her service and welcomed Vern back onto the Board.

ACC Requests

The Board reviewed the Generic Improvement Installation Agreement. Brian only put every other page in the packet, so the Board was unable to review and decide if it was acceptable. The Board asked Brian to resend the document for them to review at the next regular meeting. Brian needs to send the solar panel installation agreement to the Benners.

Deck Issues

No further conversation with contractor John Phillips has taken place.

Fire at #35

The contractor continues to work with the owner to finish up the rebuilding of the garage. Emmy Fisher's electrical was used for an extended time to keep the repairs progressing before they were able to get a temporary electrical service. Brian will talk with Jeremiah and try and get her a reimbursement for her costs.

Maintenance Issues:

Jerry at Schafer Roofing has inspected roofs at #34 and #36. The roof at #34 is a flat roof; the roof at #36 is part of the stone-coated steel roof, where there is no evidence of a pipe jack or other intrusions, so that one will have to be time and material general inspection.

Several homes have gutters that are leaking; Maker Enterprises will make the necessary repairs.

Mike Sims at #42 experienced water leaking from his garage door after the "bomb cyclone" snow storm that the HOA experienced 75 mile and hour winds.

Landscape Committee/Issues:

The owners and Landscape Committee approved the rock work. Owners will pay for their rock, and the HOA will pay for rock added in the common area off the side of #13. This work should be completed in the next few weeks.

Nominating Committee

The Committee made their recommendations. Since there were no additional volunteers, the committee only brought two suggested volunteers to fill the two spaces. The questionnaires for Richard Hagman and Mike Sims will be included with the Annual Meeting notice.

Margaret Clarke and Joan Collins volunteered for the Nominating Committee for the next year.

FINANCIAL STATEMENTS

Brian reviewed the financial statements. The Association ended February with \$109,536.83 in cash. This is only the second month of the year, so it is difficult to determine any trends yet. Currently, the Association is almost \$3,000.00 under budget. The decision for a flat rate snow removal contract has proved very beneficial this year, since there has been so many snows. There is only one delinquent owner.

OLD BUSINESS

Mailbox Issues

Vern said that based on the age and health restrictions of the owners at Marston Shores, he would like someone to volunteer to work with Brian to approach the current postmaster for Marston Shores and ask him for porch delivery.

If that did not work, Vern suggested getting boxes similar to or identical to the box that Adam Welbon installed at #7 and pay to have everyone get new mailboxes. The cost to purchase all the mailboxes and have them installed would be about \$6,900.00. This cost could be recouped by replacing one less deck this summer. Richard Hagman volunteered to work with Brian on this project.

UNFINISHED BUSINESS

None

OWNERS' FORUM

Pat White was concerned about the current circuit breakers in the community. She would like the Board to mandate the replacement of all the breakers in the community, even if it required a special assessment. Tom Guetz stated the Association Covenants don't give the Board the power to mandate circuit breaker replacement, but encouraged owners to evaluate their breakers and determine if they are facing safety issues.

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

Respectfully submitted,
Brian Reid, Managing Agent