

Marston Shores Homeowners Association
Minutes
June 12, 2019

The regular monthly meeting of the Marston Shores Homeowners' Association was held on June 12, 2019. Board members present were Vern Bullard, Michele Salisbury, Jean McDonald, Mike Sims and Richard Hagman. Brian Reid represented Management & Maintenance, Inc. Homeowners present were Deb Bullard, Jim and Jeannette Carpenter, Joann Collins, David and Linda Crouse, Tina Garcia (fiancé Terry Cruz), Tom Guetz, Mary Meier, Carol and Pete Muncaster, Linda Renner and Jennifer Wein.

Vern Bullard called the meeting to order at 3:12 p.m.

The Board reviewed the May minutes. There was one modification that was given. The minutes were approved as modified. Hagman motioned, Salisbury seconded; vote was unanimous.

COMMITTEE REPORTS

Architectural Control Committee – There were no requests presented to the Architectural Control Committee at this time. The Board reviewed the updated Improvement Installation Agreement and approved it as presented. Hagman motioned, McDonald seconded; vote was unanimous. This document is now available to owners wanting to make building modifications that are not related to solar panels.

Decks – The Board received an additional bid for deck replacements from TNT Construction, which was the best bid that had been received. The contract was approved via email. Tim Tvrdik said he was four weeks out before he could get the decks replaced. The lower and upper back decks at #10 and the back deck at #31 are scheduled for replacement. Once the mailboxes are installed, the Board will determine if there are additional funds to do any additional decks.

Maintenance Issues – The flat roof replacement at #34 and the sloped roof replacement at #36 have been completed. Brian will start working on the cement list for the Board to review. There are several gutter projects that need attention, since the HOA will not clean the gutters until this fall. We will be doing a complete cleaning of the rain gutters at every unit this fall. The Board approved the repair to units #32 and #33 by putting a gutter extension above ground, since the underground drain would be too costly to dig up and clean out.

Grounds Issues – The Board approved the bid for the drainage repair along #45 and #46. The total cost is \$843.55. Salisbury motioned, McDonald seconded; vote was unanimous. This will be put in the Building Repair and Maintenance category since it is drainage work on the building, and the Association is currently under budget on this expense category.

The tree bid was enclosed in the packet. Several additional tree trimming requests were made at the meeting. Brian will contact Daniel Nilles and get bids for the tree which had a branch that is damaged by the garbage truck between #31 and #32, and a tree that has branches too close to the house between #29 and #30.

KC has several projects that were requested in the spring that have still not been completed. This includes adding the rain sensors, filling some rabbit holes, and repairing a wrought iron fence

damaged by his mowing driving too fast. He is also slow on his first shrub trimming, paying close attention to the berms. Brian will continue to prod KC Services for a better response.

FINANCIAL STATEMENTS

The Board ended May 2019 with \$144,550.72. By the end of June 2019, the delinquency list will be paid off. The Association is currently \$10,480.13 under budget on the reserve. Most of the positive cash flow is a timing issue for projects that are budget but not yet incurred.

NEW BUSINESS

Vern has gotten calls for the painting of the spindles. The underside of the decks were painted on units 1-23 three years ago. Spindles have only been painted during deck replacement. Mike Sims agreed to get bids to do this paint work.

Mike Sims got bids for numerous types of gutter guards to see if they will help reduce the need for gutter cleaning. The Board approved the purchase of a “gutter brush” to see if it will help address the issues. Mike and Brian will work to get that purchased. It will be installed in the gutter over the garage at #12 as an experiment to see if it will help.

UNFINISHED BUSINESS

Richard Hagman and his wife Sandy have been working on the cul-de-sac issues, since the Board and handyman at Mirlago are refusing to resecure the chain at the end of the cul-de-sac, and the street is now being used as a thoroughfare. Richard has been working with the City and the Fire Department and found an agreement between the builder of Mirlago and Marston Shores, showing the cul-de-sac was deeded over to the City of Denver, and Mirlago agreed to keep the chain up, except in the event of an emergency. Brian provided those documents and a map to Sarah Williams, the property manager of Mirlago, last week on the 6th, and asked her to provide the documents to the Board, and request a meeting for their Board to meet with the Marston Shores Board. The Board would like to come to a resolution on this issue without incurring significant expenses.

MAILBOX DISCUSSION

There was an extensive discussion of the Board’s plan to replace the individual mailboxes and install five cluster boxes between the buildings. This is a decision that is made by the Board, not an issue that needs to be put to a vote. Two owners spoke about not wanting one of the new mailboxes located between unit’s 16 and 17. The Board once again explained the rationale behind the placement of the new boxes. Several homeowners spoke in favor of the new mailboxes and their locations. After a vigorous and lengthy debate the meeting was called to a close.

There being no further business, the meeting was adjourned at 5:01 p.m.

Respectfully submitted,
Brian Reid, Managing Agent