

Marston Shores Homeowners Association
Minutes
May 15, 2019

The regular monthly meeting of the Marston Shores Homeowners' Association was held on May 15, 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, Tom Guetz and Jim Carpenter.

Vern Bullard called the meeting to order at 3:09 p.m.

The Board reviewed the three sets of minutes (the regular Board meeting, the Annual Meeting, and the Board meeting after the Annual Meeting to elect officers. There were minor modifications for the two sets of minutes. The two sets of minutes were approved as amended. Sims motioned, Salisbury seconded; vote was unanimous. The Annual Meeting minutes will be approved at the 2020 Annual Meeting.

Vern Bullard noted a disparaging letter was sent to numerous owners in the community. This was done anonymously. The Board noted this type of letter is inappropriate, and does not condone this type of action. They were disappointed this was done and its anonymous nature.

COMMITTEE REPORTS

Architectural Control Committee - Jim Carpenter would like someone to replace him as the head of the ACC; he enjoys being on the committee but the time commitment of reviewing requests, summarizing the request, printing out the ACC's comments and recommendations is time consuming, and he would like someone to take over that portion of the job. Vern will contact several parties and get see if they are willing to help with this process. Deb Bullard suggested talking to Joann Collins to see if she is interested in helping out.

There are no ACC issues at this time.

Decks – The Board has received one bid for the needed deck replacements this year, and has one more coming on Thursday. Once that bid is received, the Board will make a decision.

Maintenance Issues – Brian is working with KC Services to get a bid for the negative drainage by the side of #45 and #46. He will have for the next meeting. Brian has not done a cement evaluation because of the recent snow. He wants to wait until everything has settled to address cement issues. Flat roof at #34 and sloped roof at #36 will be addressed this month. Touch up painting of decks is needed on numerous homes.

Grounds Issues – The Board walked with KC and made a list of issues he needs to prioritize in 2019. Sherry Benner has a proposed letter to be sent to the owners regarding landscaping issues.

KC has several projects that need attention this spring: (1) add rain sensors onto clocks; (2) fill vermin holes in grass by units 24 and 25; (3) repairs to wrought iron fence damaged by his mow crew. The sod needs to be replaced in front of #41 where the sewer line was replaced last spring.

FINANCIAL STATEMENTS

The Board ended April with \$117,045.94 in cash. The Association ended April with a surplus of \$10,257.36 in operating, and \$58,062.76 in reserves. The Association is currently operating \$4,326.36 under budget for the operating. The delinquent owner paid \$18,307.16 this month. They still owe a considerable sum, but the Association hopes it will be paid off by June 2019, so the HOA can stop the foreclosure process. All late fees and legal fees will be paid by the past due payments.

UNFINISHED BUSINESS

The Board reviewed a letter from an owner commenting on safety issues for handicapped owners on city streets and walks.

Several owners have reported that they have had luck with street repairs when they have called the City of Denver.

Richard Hagman discussed the mail box units that were selected for installation at the USPS sites. The units (5), color (dark bronze), and sites (USPS) were discussed and approved via email after the Annual Meeting. The presentation of the boxes was met with a favorable response from the owners and no negative comments at the Annual Meeting. The Board changed the color of the boxes at the meeting and added the decorative trim; these changes were made so the boxes looked more decorative and less utilitarian.

Hagman will keep the units in his garage until a contractor is selected and the mailboxes can be installed. The Association currently has one bid. Brian Reid will contact Page Specialty Company and get a bid. They are a mailbox contractor, and they are very knowledgeable on working with municipalities and the USPS.

Deb Bullard agreed to be a backup for Jeannette Carpenter for the website, if needed.

Unit #19 sold – it was purchased by someone that will be flipping the house.

Several Board members are unable to meet the third Wednesday, so the meeting will be moved to June 12, 2019.

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

Respectfully submitted,
Brian Reid, Managing Agent