

Marston Shores Homeowners Association

Minutes

September 18, 2019

The regular monthly meeting of the Marston Shores Homeowners' Association was held on September 18, 2019. Board members present were Michele Salisbury, Jean McDonald, Mike Sims and Richard Hagman. Brian Reid represented Management & Maintenance, Inc. Homeowners present were Jim Carpenter, David and Linda Crouse, Pat White and Sherry Benner. Jane Oberg arrived toward the end of the meeting.

Michelle Salisbury called the meeting to order at 3:02 p.m. and welcomed the owners to the meeting.

Vern Bullard stepped off the Board last month due to health reasons. Deb Bullard agreed to replace Vern during the interim time. Deb resigned from the Board as well. Per the Covenants, the Board voted to appoint Jane Oberg to replace Vern until the Annual Meeting in April 2020. McDonald motioned, Hagman seconded; vote was unanimous.

The Board reviewed the August minutes. The minutes were approved as presented. Hagman motioned, McDonald seconded; vote was unanimous.

COMMITTEE REPORTS

Architectural Control Committee - There is one pending issue, but there was no recommendation from the Architectural Control Committee, so the request was tabled until the Board can receive the committee's suggestions. Sherry Benner said that John was not going to be in attendance, so no recommendation would be coming today. The ACC request will be tabled today.

Decks – The Board was very pleased with the work done this year by TNT Construction. Brian will ask TNT to review the decks and determine what decks need the most attention for 2020. The owners at #25 were selling their unit and were concerned about the front and side decks of the home. Brian will have Tim from TNT evaluate all the decks.

Maintenance Issues – The Board approved the deck painting for units #7 and #8. Mike Sims will talk with the painter and see when he can start.

Michelle Salisbury and Brian Reid will review the cement bids provided, and prioritize the work so it can be determined what work will be done in 2019. All other Board members are welcome to attend the walk Friday morning.

Grounds Issues – Tree trimming is scheduled for the first week in October 2019.

Mulch and plastic were laid at the base of the tree between #16 and #17 in the berm. The Board wants to make sure the tree has access to water, so the plastic will be evaluated.

Brian noted that TNT is still trying to find a match to the fence dividing the Association property and the Denver reservoir. Jim Carpenter said it was installed in 2002, and Steelock is the name of the fence.

Shrubs still need trimming, weeds still need spraying and pulling. Brian will continue to try and get results from KC Services – they have been slow in responding this year to all the requests.

Michelle Salisbury questioned the additional costs that KC charged for addressing a drainage issue that was modified by an owner. The Association will not pay for those additional costs.

FINANCIAL STATEMENTS

The Association ended August 2019 with \$86,028.85. There is one delinquency that is a few disputed late fees. The Association ended July with an operating surplus of \$14,536.40 in the operating funds. Currently, the Association is \$11,224.42 under budget. Hagman motioned to approve the financial statements, Sims seconded; vote was unanimous.

NEW BUSINESS

Undesirable Conduct Statement

The Board will discuss whether to pursue an undesirable conduct addition to the policies and get back to Richard before the next meeting.

Nominating Committee

The Board will review the Nominating Committee's recommendations from 2018 and put in policy form for owners to review and comment on, so a permanent policy can be created. Brian will add this to the newsletter.

Cul-de-sac Issues – The contractor that agreed to install the signs has been unavailable to install the signs. Brian will talk with several other contractors to get Richard a bid. Richard said it would be helpful if the contractor has a power auger.

OWNERS' FORUM

Pat White had some comments from Tina Garcia, encouraging communication and participation.

David Crouse asked when the sprinkler lines are being tested. There are too many sprinkler problems that should not be continuing if the sprinklers are being checked regularly. Brian will discuss with KC Services.

Jim Carpenter said that the Board hired a Landscape Architect to design the berms, but the Board never established guidelines for the new plant beds. This is the reason those beds are not being consistently maintained.

There was a discussion of the streets. The streets have been milled, but they are behind schedule. It will be several weeks before they will be overlaid. Owners need to be patient.

There being no further business, the meeting was adjourned at 5:08 p.m.

Respectfully submitted,
Brian Reid, Managing Agent