

Marston Shores Homeowners Association
Minutes
November 13, 2019

The regular monthly meeting of the Marston Shores Homeowners' Association was held on November 13, 2019. Board members present were Michele Salisbury, Jean McDonald, Mike Sims and Richard Hagman. Brian Reid represented Management & Maintenance, Inc. Homeowners present were Jim and Jeanette Carpenter, David and Linda Crouse, Pat White, Emmy Fisher, Jennifer Wein, Sandy Hagman and Linda Renner.

Michelle Salisbury called the meeting to order at 4:04 p.m. and welcomed the owners to the meeting.

The Board reviewed the October 2019 minutes. The minutes were approved as presented. Hagman motioned, McDonald seconded; vote was unanimous.

COMMITTEE REPORTS

Architectural Control Committee – There were no additional ACC requests at this time.

The Board is working with the owners at #17 through the appeal process. The owners have expressed interest in using the appeal process, so the Board and the owners will meet after the Board meeting to discuss the ACC request that was made that was rejected by the Board of Directors.

Landscaping – There are still numerous issues that are pending that need to be addressed by KC Services. The Grounds Committee will continue to communicate with KC on the outstanding issues.

Maintenance – The modified cement contract was reviewed and approved. Sims motioned, Hagman seconded; vote was unanimous. This can still be done this winter, if the temperatures are warm enough and the weather cooperates.

Nominating Committee – the committee modified the questionnaire for the 2020 nominating process. McDonald motioned to approve the nominating process as it was outlined in the newsletter sent to all the owners. Hagman seconded; vote was unanimous. Hagman motioned to approve the added questions to the questionnaire, McDonald seconded; vote was unanimous.

Decks – The Board got bids for the repair of the most serious side decks (including units 25 and unit 40) and front porches, based on Vern Bullard's most recent evaluation. The cost of all of these decks and the back decks at #2 (main level and upper decks) will total approximately \$36,000.00 in 2020. It is not guaranteed that all these decks will be done.

FINANCIAL STATEMENTS

The Association ended October 2019 with \$108,169.58 in cash. The Association ended October 2019 with an operating surplus of \$12,760.47 in the operating funds. Currently, the Association is \$13,789.93 under budget. Hagman motioned to approve the financial statements, McDonald seconded; vote was unanimous.

BUDGET

The final draft of the budget was reviewed. The Board was able to keep the dues at the same level by reducing the amount of decks to be replaced in 2020. The total budget for 2020 for decks is \$35,000.00, down from 2019's level of \$45,000.00. The Board approved the budget as presented. Hagman motioned, Sims seconded; vote was unanimous. The budget meeting will take place after the December 2019 meeting of the Board, where owners are given the opportunity to review the budget and ask questions. The majority of the owners can vote to reject the budget, if desired.

GUTTERS

The Board reviewed the two gutter bids and awarded the contract to Maker Enterprises. The Board would like the gutters cleaned as close to December 16, 2019 as possible. McDonald motioned, Sims seconded; vote was unanimous.

OWNERS' FORUM

The Board asked Brian for a bid from Garvins for the clean out of the sewer line, all the way to the street. Brian will be in contact with Garvins.

Linda Renner said the mailboxes are a great color and fit in with the Association wonderfully. Thanks to the City of Denver for the street renovation. She liked the newsletter and hoped the Association would continue to do that regularly to keep owners informed.

Pat said that cars are parking along the street where the snow has accumulated, and it makes navigating the streets difficult.

Jim Carpenter said that Denver Water and Cameron need to be contacted and remind drivers that vehicles coming off Quincy and Stetson are driving at a higher rate of speed and owners don't always look for oncoming traffic when they are pulling out onto Pierce.

There being no further business, the meeting was adjourned at 5:28 p.m.

Respectfully submitted,
Brian Reid, Managing Agent