

**Marston Shores Homeowners Association**  
**Minutes**  
**January 15, 2020**

The regular monthly meeting of the Marston Shores Homeowners' Association was held on January 15, 2020. Board members present were Michele Salisbury, Jean McDonald, Mike Sims, Richard Hagman and Jane Oberg. Brian Reid represented Management & Maintenance, Inc. Homeowners present were Jim and Jeanette Carpenter, David and Linda Crouse, Pat White, Tom Guetz, Tina Garcia, Linda Renner, Tina Gonzales, Jennifer Wein and Sandy Hagman.

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

The Board reviewed the December 2019 minutes and the December 2019 budget minutes. David Crouse accused the Board of bullying Hank Gilbert by omitting a question he had asked at the budget meeting. Jane Oberg noted she was at the meeting. The December 2019 minutes were approved with the roster modification. The December 2019 Budget meeting minutes were approved with a modification adding a question brought up by Hank Gilbert. McDonald motioned, Hagman seconded; vote was unanimous.

**COMMITTEE REPORTS**

**Architectural Control Committee** – There were no ACC requests at this time. One owner requested the ability to paint her door an alternative color. The Board asked Brian to respond and let her know the door color options are the standard body or trim colors all the homes are painted.

**Decks** – Deck repairs will be done in the spring. Brian will set up a walk with the contractor to finalize the list of decks that need to be done in 2020.

**Landscaping** – KC Services has commenced with fall/winter clean up now that the snow is melting. There have been several compliments on the work done to date. The front yards are completed - work on the back yards will be done in the next week or two.

**Maintenance** – The gutters have not been cleaned because the snow and ice on the roofs and gutters has not melted. The Board is hopeful they can be cleaned shortly.

There have been several owners that have responded to the article about sewer line cleaning from Garvins. Brian will contact Garvins and get a date set up. He is not sure how many homes can be done in one day.

**Nominating Committee** – there have been no volunteers for the Board for the April Annual Meeting. The committee may start soliciting volunteers if there is no one volunteering.

Jeanette Carpenter asked about the Board's preference for making the minutes on the website password protected. There was a discussion of the pros and cons of having the minutes password protected. Brian will send out an email and make a request for input from owners.

### **FINANCIAL STATEMENTS**

The Association ended the year with \$109,529.41 and ended December \$10,887.18 under budget. A formal Reserve Study will be considered for 2020.

### **NEW BUSINESS**

The Board discussed adding a fine schedule to the rule allowing the Board to create fines. This will be discussed further by the Board and submitted to the owners for review at a later date.

### **OWNERS' FORUM**

David Crouse complained that the Board wasted his time by Richard Hagman and Jean McDonald having a meeting to try and resolve the outstanding issue of the changes to the common area he did without prior approval and rejection of the subsequent Request for Approval by the Board and the Architectural Control Committee. The Board stated that it appeared the parties are at an impasse, so there has not been a resolution agreement of the issue facing the Association and the owners at #17. Level 1 of the appeals process has not worked.

An owner asked if there was a plan to replace the sign at Pierce and Quincy that was removed. The Board said the sign was removed because it was broken down and dilapidated. The Association will consider a new sign in the future.

The Board went into Executive Session to discuss several legal matters.

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

Respectfully submitted,  
Brian Reid, Managing Agent