

**Marston Shores Homeowners Association
Minutes
February 19, 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, Tom Guetz, Tina Garcia, Sandy Hagman, Richard and Cheryl Wilkinson, Pete and Carol Muncaster and Emmy Fisher.

Michelle Salisbury called the meeting to order at 4:03 p.m. and welcomed the owners to the meeting. Michele welcomed new owners Richard and Cheryl Wilkinson.

The Board reviewed the January 2020 minutes. David Crouse said the minutes were illegal for December 2019 and January 2020, and should not be approved. Hagman motioned to approve the January 2020 minutes; Oberg seconded; vote was unanimous.

COMMITTEE REPORTS

Architectural Control Committee – The owner at #29 requested the replacement of the exterior fiberglass double entry doors with doors of the same size. The ACC approved the request as presented with the conditions that (1) All door frame members exposed to the exterior shall be finished in dark bronze, to match existing doors and windows throughout the homes; (2) If wood trim is damaged or otherwise in need of replacement, it shall match the existing trim in material type, size, rough-awn texture and paint color to match existing trim throughout the homes; (3) Owner may choose single lights doors or doors with multiple panes or grids. Hagman motioned to approve the doors with the ACC conditions, McDonald seconded; vote was unanimous.

Michele stated that the Board and the owner at #17 have not found common ground, so a resolution between the parties could not be reached regarding the pavers and flagstone that were installed in the common area along the side of their house. The Board will schedule a meeting for Level Two of the appeals process to take place after the regular Board meeting on March 18, 2020. Owners will hear both the Board's position and the owner's position and will vote whether or not to allow the owner at #17 to keep their modification.

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. February 2020 has been too cold to allow for a thorough walk of the decks. It will be done at the end of March or beginning of April 2020.

Landscaping – KC Services has finished the fall/winter clean on the front yards of the community; they will be doing the back yards once the snow melts.

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.

Nominating – There have been no volunteers for the Board. The committee will start contacting owners to see if they will volunteer.

There was some additional discussion about the pros and cons of the Board making the minutes password protected. The owners responded with comments both in favor and against the idea.

FINANCIAL STATEMENTS

The December financial statements were revised due to several 2019 expenses not sent to the Association until 2020. The Board reviewed the January 2020 financials. Richard Hagman met with Hank Gilbert and used his expertise on determining the levels needed for the different reserve categories. Hagman approved the financials as presented, Sims seconded; vote was unanimous.

NEW BUSINESS

Grounds bids were reviewed. There are three bids. The Board suggested doing an interview with SaBell's at the beginning of the meeting in April; a decision will be made in March 2020.

OWNERS' FORUM

Several owners have leaking behind the gutters. They will be inspected when the gutters are cleaned. This may be due to ice damming, since there is so much snow this February and such cold temperatures.

Linda Crouse asked if the vote to deny their ACC request was unanimous. Mike Simms confirmed it was.

Several owners felt the meetings were becoming too divisive, and encouraged better communication.

David Crouse started name calling, and was asked to stop. When he refused to discontinue the attacks on Michele Salisbury, the Board adjourned the meeting.

The meeting was adjourned at 5:39 p.m.

Respectfully submitted,
Brian Reid, Managing Agent