

Marston Shores Homeowners Association
Annual Meeting
Minutes
July 15, 2020

DRAFT OF MINUTES – APPROVED IN 2021 AT ANNUAL MEETING

The Annual Meeting of the Marston Shores Homeowners' Association meeting was held on July 15, 2019. Board members present were Michele Salisbury, Jean McDonald, Mike Sims, and Jane Oberg. Brian Reid represented Management & Maintenance, Inc. Owners present were Deb and Vern Bullard, Emmy Fisher, Jim Carpenter, Tina Garcia, Pat White, Carol Muncaster, Hank Gilbert, Tom and Nancy Guetz, Jennifer Wein, John Benner, Rick and Cheryl Wilkinson, CP Estes, Linda Renner, and Tom Mullen/Sharon Soderberg.

Michele Salisbury called the meeting to order. The Board introduced themselves and welcomed the new owners of unit #23 Tom Mullen and Sharon Soderberg. It was determined a quorum was present.

Minutes were reviewed and approved with two typos. Oberg motioned to approve the minutes as amended. Sims seconded; vote was unanimous.

President's Report

Michele reported on events that have taken place over the past fifteen months since the last Annual Meeting. The biggest change over the past year was the mailboxes that were installed last year. The only issues for the last year have been ice in front of the boxes.

Michele discussed the changes that have taken place with the Board since the last Annual Meeting. Mike Sims and Richard Hagman were elected last year. Vern Bullard resigned in August for health reasons. Michele was grateful for his help with decks, mailboxes, and general leadership with the Board. Jane Oberg agreed to take Vern's place. Thanks to Jane for joining the Board and helping with the Association history. Richard then resigned – The Board thanked Richard for his help getting the street paved, and issues with Mirlago, especially the cul-de-sac and the security chain. Margaret Clarke replaced Reichard.

Mike and Barbara Lepke-Sims purchased five years back. There had been no new owners for a while. Then the Garretts moved in in the fall of 2019, the Wilkinson's purchased in February and Mullen/Soderberg just last month. The residents of #35 are selling at this time as well. Michele thanked Jeannette Carpenter for updating the directory each time a home sold.

ACC Report – John Benner noted there were numerous ACC requests in the last year. Items have been rejected if they don't fit into the current scheme of the community.

Decks – Michele Salisbury said the current phase of decks will start being replaced in August 2020. Deck painting of all front decks (or portions of front decks needed) will be done this August or September as well, and then they will start painting back decks as well.

Maintenance - Brian discussed maintenance issues. The gutter cleaning was delayed because of a foot-deep snow in October 2020. The Association has had five flat roofs replaced in 2019 and 2020. There are two sewer lines that had to be redone in 2018 and 2019. There may be a third one that may

need repairs this summer. Cement work is scheduled for August – maybe more will be needed with the current year’s inspection.

Landscape Committee – Michele said the Landscape Committee is Michele Salisbury, Jean McDonald, Sherri Benner, Tina Garcia, and Margaret Clarke. The biggest change for 2020 was a change of grounds companies. There has been an improvement of services, but a lot of additional sprinkler repairs. Savatree was awarded the spray contracts again for 2020, and will be doing several tree projects, including the olive tree on the east end, the tree damaged by the fire at #35 and the crabapple trees this fall or winter, after they are dormant. There are several areas that need bids for significant shrub removal and weeding.

Financial Statements

Brian reviewed the June 2020 financial statements. The Association has \$139,728.54 in cash. Cu3694.58 under budget through June 2020. There are no significant delinquencies. Sims motioned to approve the financials; Oberg seconded; vote was unanimous.

Election of Board Members

Jean McDonald is the Board liaison for the nominating committee. Michele Salisbury’s and Jane Oberg’s terms are up. Michele is willing to run again, but Jane is stepping off the Board. Since January 2020, the committee has been soliciting volunteers, but they have not had volunteers. Jean asked for volunteers from the floor but there were no volunteers at this time. Oberg motioned to close nominations and appoint by acclamation Michele back onto the Board. Jean seconded; vote was unanimous. Barbara Sims volunteered to be part of the Nominating Committee for 2021.

Current ACC Requests

Jim Carpenter approved the request by John and Sherri Benner to add pavers to their garden area in front of their home. Sims motioned to approve the request; Oberg seconded; the Board vote was unanimous

John Benner discussed the request from Celia Kulbe and Jack Mahoney. They are replacing a screen door with a similar model. There was a discussion if the request needed approval for replacements. Jim Carpenter will draft up documentation to address this type of request. It may not need a full approval, but Board members still need to review and make sure the owners are in compliance. Tree trimming will be done by Benner’s on their large tree at their cost.

Owners’ Forum

Deb Bullard thanked the Board for their service. Keith Templeton thanked Vern and Deb for their previous service.

There being no further business, the meeting was adjourned at 8:11 p.m.

Respectfully submitted
Brian Reid, Managing Agent