

Marston Shores Homeowners Association
Minutes
February 17, 2021

The regular monthly meeting of the Marston Shores Homeowners' Association was held via Zoom on February 17, 2021. Board members present were Mike Sims, Michele Salisbury, Jean McDonald, Margaret Clarke and Rick Wilkinson. Brian Reid represented Management & Maintenance, Inc. Homeowners present were Jim and Jeannette Carpenter, Jennifer Wein, John Benner and Deb Bullard. Tanner Simmons from Management & Maintenance, Inc.

Mike Sims called the meeting to order at 3:03 p.m. and welcomed the owners to the meeting.

Colorado House Bill 19-1231, also known as the "New Appliance Energy and Water Efficiency Standards" has put new restrictions on sprinkler heads. The upgraded parts are more expensive. They require 30 psi to function. Replacing one or more heads on a line may mandate all the heads on a particular line are replaced to be functional. The heads work better on newer systems, but since Marston Shores was built in the 1970's, it may need more significant upgrades. Mike asked if it would be more cost effective to replace the whole system. Taner was not sure. There were questions on the number of zones in the community. Taner has some maps that were provided this winter. This will help him get a better handle on the system. The Board decided that a walk would be set up in March or April with Taner when he has time to review the maps and determine the best course of action

The Board reviewed the January 2021 minutes. Wilkinson motioned to approve the minutes as amended; Salisbury seconded; vote was unanimous.

COMMITTEE REPORTS

Architectural Control Committee

There were no requests this month.

Decks

Josh Haffner's deck is finished. The Board would like to set up a meeting to walk with Tim from TNT Construction and evaluate all the deck work that needs to be done in 2021. Currently, Tim is sick, so the meeting will be delayed.

Maintenance

There was a discussion about the ice in the street gutters. Mike suggested several Board members work on the smaller snows when it is less than two inches to try and keep the ice out of the gutters. Mike said that part of the problem is there is not enough slope down the street.

Keith Templeton tripped on an uneven part of his driveway. He is asking for repairs to be made. Brian will get bids for grinding and replacement and see what the Association can afford this year.

Tom Guetz's roof has been completed

Landscaping

All rock work was done by Mike. The individual owners will be billed for that cost. Mike also added the rock on the side of #13 but did not do the rock work between #16 and #17.

Nominating Committee

Jean McDonald reported there has still been no volunteers for the Board to date. .

FINANCIAL STATEMENTS

The Association ended January 2021 with \$113,240.43 in cash. The Association is currently \$4,272.89 over budget in operating due to the large insurance deposit required when changing insurance companies. The Board approved the financial statements – Wilkinson motioned; McDonald seconded; vote was unanimous.

UNFINISHED BUSINESS

The flat roof replacement for units #23/24 was reviewed. Salisbury motioned to approve the contract; Wilkinson seconded; vote was unanimous.

Memo of Advisement

Rick suggested changing the name to ??????????????????????. The Board agreed to the suggestion.

NEW BUSINESS

Nothing at this time.

OWNERS' FORUM

Deb thanked everyone for the cards and calls on Vern's passing.

There being no further business, the meeting was adjourned.

Respectfully submitted,
Brian Reid, Managing Agent