

**Marston Shores Homeowners Association**  
**Minutes**  
**March 17, 2021**

The regular monthly meeting of the Marston Shores Homeowners' Association was held via Zoom on March 17, 2021. Board members present were Mike Sims, Jean McDonald, Margaret Clarke and Rick Wilkinson. Brian Reid represented Management & Maintenance, Inc. Homeowners present were Jim Carpenter, Nancy Guetz, Sandy Hagman, Keith Templeton, Jane Oberg and Deb Bullard.

Mike Sims called the meeting to order at 3:06 p.m. and welcomed the owners to the meeting.

Unit 1 and Unit 20 have branches down in the driveways. Mike will be by tomorrow to get them removed.

The Board reviewed the February 2021 minutes. Wilkinson motioned to approve the minutes adding the name "Notice of Replacement" for the name of the second ACC form where like-for-like replacements are requested; McDonald seconded; vote was unanimous. Jim Carpenter will ask Jeannette to send the document to everyone in the community.

**COMMITTEE REPORTS**

**Architectural Control Committee**

There were no requests this month.

**Decks**

Due to Tim's knee surgery the walk with TNT Construction to evaluate all the decks has been delayed. It will be done in April 2021.

**Maintenance**

Brian will get bids from TNT Construction for the cement replacement for the building containing units 41 through 46. He is also getting a bid for cement grinding for a cost comparison. Some of the cement is severely damaged and settling, so it will need replacement; other sections may benefit from the grinding.

**Landscaping**

CP had concerns of water behind her units. Mike said resloping the area behind all of her units (#3, #4, #5 and #6) is not cost effective. Rick asked Brian to contact her and tell her once the snow has melted, the Board will inspect and determine if a French drain could help address her concerns. No walk has been done yet due to the weather and Michelle falling and injuring herself.

**FINANCIAL STATEMENTS**

The Association ended February 2021 with \$119,206.31 in cash. The Association is currently \$4,916.00 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**

Sandy Hagman discussed the installation of a sign. The parcel of land next to unit #1 is owned by the City of Denver and not maintained. She will contact Kevin Flynn and see if the HOA can put a sign there. This will show the beginning of the neighborhood.

Different signs will have different costs. Polyurethane signs and more elaborate can be \$5,000.00 to \$12,000.00. Those carved in granite are also expensive.

Jim thought that the sign should follow along the nautical theme the community has, so a granite sign might not be the best option. Mike thought the Annual Meeting would be a good place to discuss options and get homeowners thoughts. Owners will have to approve costs and funding options.

Michelle Salisbury had discussed adding NO PARKING areas in front of mailboxes (painting the curbs). Kevin Flynn will need to be contacted to see if that is an option. Rick noted that someone drove over sidewalk to get access to their mailbox. He suggested making south side of Stetson a NO PARKING area.

Jim Carpenter did not want the whole south side being no parking. He suggested getting comments from the owners. Mike said this could be another topic to discuss at the Annual Meeting.

Deb Bullard noted the tracks on the sidewalk were probably from the snowplow, as the snow was cleared by having the plow on the sidewalk.

## **NEW BUSINESS**

The suggested tree sprays from SavaTree were reviewed. Brian said the spray for the Ips beetle is important; The foliar treatments will keep the trees free from aphids and mites. The company no longer offers fruit reduction sprays. McDonald motioned to approve the work; Wilkinson seconded; vote was unanimous.

## **OWNERS' FORUM**

Jim Carpenter expressed frustrations with the snow removal during the large snow and the lack of communication. Brian agreed with the frustrations and told KC Services he was creating expectations when he told Brian the crew would be coming. Mike expressed his dissatisfaction with KC's service as well and his unkept promises. The Board will need to re-evaluate KC for snow in future years.

Deb Bullard asked about the change of insurance companies. Brian said that many insurance companies are getting away from insuring HOAs, due to the hail claims. United Fire Group sent an email notifying the HOA they were not renewing for 2021.

Brian asked if the Board wanted to have the annual meeting in April? The Board suggested moving the meeting to June and have it out in the common area.

There being no further business, the meeting was adjourned.

Respectfully submitted,  
Brian Reid, Managing Agent