

Marston Shores Homeowners Association
Minutes
November 18, 2020

The regular monthly meeting of the Marston Shores Homeowners' Association was held via Zoom on November 18, 2020. Board members present were Mike Sims, Michele Salisbury, Jean McDonald, Margaret Clarke and Rick Wilkinson. Brian Reid represented Management & Maintenance, Inc. Homeowners present were Deb and Vern Bullard, Jane Oberg and Jim and Jeanette Carpenter and Sandra Hagman.

Mike Sims called the meeting to order at 3:02 p.m. and welcomed the owners to the meeting.

The Board reviewed the October 2020 minutes. Salisbury motioned to approve the minutes as amended; McDonald seconded; vote was unanimous.

COMMITTEE REPORTS

Architectural Control Committee

Tom Henderson requested a new front door with windows. The ACC approved with the following conditions: (1) the size of the windows in each door shall not exceed one quarter of the door area; (2) the color of the doors shall be consistent with Marston Shores in medium to dark shades of brown/bronze; (3) all frame members exposed to the exterior shall be finished in dark bronze to match existing doors and windows throughout the units; (4) if wood trim is damaged or otherwise in need of replacement, it shall match existing trim in materials type, size, rough sawn texture and paint color to match existing trim throughout the units. Salisbury motioned to approve as recommended; Wilkinson seconded; vote was unanimous.

Decks

Brian walked with Michele Salisbury and Mike Sims and Tim Tvrdek from TNT Construction to review the decks that have not been replaced. Several owners were concerned about rotting posts. The posts are in good shape on the decks – it is the decorative 2 x 4's that surround the posts that need attention. The Association will do the front porch at #3 and then do minor cosmetic repairs to decks in 2021. The Board and manager had no knowledge of other decks with serious issues. Mike Sims said that some railings are a bit wobbly and need to be shored up. These will be addressed in 2021 as well. The Board discussed the modified decks and how they would be completed. Brian stated the Covenants allow the HOA to make repairs if needed but would not pay for the repairs. Jane Oberg asked if #27 had paid for the repairs to the deck, as this is a modified deck. The Board did not show this as being a modified deck, so the Board will look into this.

Maintenance

Cement caulking is now completed. Mike Sims asked for an update on warranty painting. Brian said the contractor is finishing another HOA and will then be out to do the warranty work. Brian said his computer was "upgraded" and the list of homes that need touch up painting was lost. Units that need touch up are 8, 27, 28, 33, 34, 41 and 46. Brian will send out an email to see if there are others he forgot about.

The gutter cleaning is starting tomorrow – it will be done before the snows come on Sunday.

There were questions on windows on the north side of Benner's house. Jim Carpenter said Tom Guetz had similar windows, so the Board should check with him to see what he had done.

Landscaping – All the 2020 trees have now been trimmed and removed. To date, they have not removed the stump. The grounds company will clean up leaves once more after gutters and roofs are cleaned up. Mike said the grounds company needs to trim branches off mailboxes. Only the first two mailboxes have issues. Mike from M&M will meet with Michele and Jean to get this done. He also needs to finish work on the side of #13.

FINANCIAL STATEMENTS

The Association ended October 2020 with \$117,324.70 in cash. The Association is currently \$4,307.47 over budget due to the overages in sprinklers. The Board approved the financial statements – Wilkinson motioned; McDonald seconded; vote was unanimous.

The 2021 Budget was reviewed. All the major deck issues have been addressed, so the HOA can allocate some of that reserve to Underground Utilities, Roofs and Operating expenses for 2021. The budget does not require a dues increase for 2021. Salisbury motioned to approve the budget as presented; McDonald seconded; vote was unanimous. There were no negative comments from the owners.

OLD BUSINESS

Fine Schedule

Michele Salisbury modified the fine schedule. She will send to John Benner, Jim Carpenter, Jane Oberg, Vern Bullard and Linda Renner to review and provide comments. The final draft of the fine schedule will be provided in the December 2020 packet for the Board to approve and for owners to review.

OWNERS' FORUM

Jim Carpenter noted the chain was down in the cul-de-sac again. It has been back down for a while. Sandy Hagman said that Councilman Kevin Flynn talked to the City Council and issued warnings and possible fines to the neighboring HOA. Kevin Flynn wants to get the fire department involved and get their input. If there is no resolution, the HOA may want to consider installing our own bollards and chain.

Sandy wanted her sewer line cleaned out as well.

The Board went into executive session to discuss delinquencies and a legal matter. The Board ended the executive session.

There being no further business, the meeting was adjourned.

Respectfully submitted,
Brian Reid, Managing Agent