

Marston Shores Homeowners Association
Minutes
September 16, 2020

The regular monthly meeting of the Marston Shores Homeowners' Association was held via Zoom on August 19, 2020. Board members present were Michele Salisbury, Jean McDonald, Mike Sims and Margaret Clarke. Brian Reid represented Management & Maintenance, Inc. Homeowners present were Jane Oberg, Jim Carpenter, Keith and Freddie Templeton, Rick Wilkinson, Linda Renner, Donovan Garcia and Deb and Vern Bullard.

Mike Sims called the meeting to order at 3:07 p.m. and welcomed the owners to the meeting. Mike said Rick Wilkinson has agreed to join the Board. Salisbury motioned to appoint Rick Wilkinson onto the Board for a three-year term; McDonald seconded; vote was unanimous.

The Board reviewed the August 2020 minutes. Salisbury motioned to approve the minutes; Wilkinson seconded; vote was unanimous.

COMMITTEE REPORTS

Architectural Control Committee

None at this time. One owner put an ACC request on Mike Sims door. Brian emailed them asking to have the request sent to him. It was too close to the Board meeting to be considered at the meeting today.

Decks

All the decks that were contracted for completion for 2020 are completed except for unit #2. The contractor is delayed completing unit #2 because he is waiting for the city to provide him a permit.

Maintenance

The caulking of the cement driveways still needs to be completed. Several owners stated their driveways have settled and the unevenness with the driveway is no longer an issue. Owners got notices today that the deck painting is starting tomorrow.

Landscaping – Mike Miescke from M&M is adding dirt at #42 where the sewer line was fixed, and the ground sank. He is working with Michele Salisbury to add landscaping gravel or pavers between 16 and 17 in the back, and will be adding rock on the side of #13. Tree trimming will be completed shortly.

There were questions on adding the rock in the back of the homes. There have been three owners that asked about adding rock at this time at #23, #41 and #42. This is an optional addition of rock paid for by the individual owners. Brian will contact the owners at #40 and #43 to see if they are interested in doing rock as well. Keith Templeton asked about the area between #40 and #41 if they both do the rock, since this is common area.

FINANCIAL STATEMENTS

The Association ended August 2020 with \$129,678.38 in cash. The Association is currently \$6,255.578 over budget through August 2020 due to overages in sprinklers and legal fees. The Board approved the financial statements – McDonald motioned; Salisbury seconded; vote was unanimous.

OLD BUSINESS

There are 9 people that have requested sewer clean out. Brian will contact Garvin's Sewer Service and set up dates.

Mike Sims said the Board is working on a fine schedule for repeat violators. This will be added to the Rules and Regulations.

Snow removal was discussed. Snow removal will be done on walks at two inches and on driveways at 4 inches. Brian said those levels can be changed. Michele wanted to know what machinery is used – she was concerned about the rate for the tractor and operator at \$250.00 an hour. Brian said large equipment like that is only used on huge storms – they have only been used two times in the past 30 years. Most of the work is done with hand shovelers and plows and the small skidster with a blade.

Brian said that snow levels also depend on temperatures and forecasts for additional snows. Keith Templeton said the City of Denver requires snow removal within 24 hours after it stops, regardless of amount of snow. Vern Bullard said that only applies to the main walk in front of all the units.

OWNERS' FORUM

Jim Carpenter said he is getting documents in an unreadable format – it is related to Microsoft documents. He sent an email explaining how to address that problem. Brian will investigate.

Linda Renner said the grass never looked better – guest have comments on its lushness. The deck contractor fixed her railing and did a great job – thanks to the Board.

Jane Oberg asked about the rain sensors. Brian said the rain sensors have not been installed because they are requiring rewiring. It will be cheaper to install above ground rain sensors instead of the in-ground rain sensors.

Jane asked whether the owners should consider replacing the roofs when there has been evidence of a hailstorm. Brian said the Board members talked to other owners, and they were not in favor of doing a special assessment and replacing them now.

Deb Bullard thanked the Board for the deck repairs to her side deck – it now looks great.

Jim Carpenter – noted a mid-level fascia board on unit #20 that needs replacement. Rick Wilkinson said he put in a maintenance request. Brian will do a work order.

Jane asked about the touch up paint for the HOA. Brian will call the painter – last time Brian called; he was in the hospital.

Brian – working on budget for 2021. The Board will approve in October 2020, and the budget meeting will take place in November 2020.

There being no further business, the meeting was adjourned.

Respectfully submitted,
Brian Reid, Managing Agent