

Marston Shores Homeowners Association
Minutes
October 21, 2020

The regular monthly meeting of the Marston Shores Homeowners' Association was held via Zoom on August 19, 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 Sandra Hagman.

Mike Sims called the meeting to order at 3:05 p.m. and welcomed the owners to the meeting.

The Board reviewed the September 2020 minutes. Jean McDonald has mentioned a few changes in a recent email, which Brian completed. Salisbury motioned to approve the minutes as amended; McDonald seconded; vote was unanimous.

COMMITTEE REPORTS

Architectural Control Committee

None at this time. One request for a front door with windows was submitted right before the September meeting that Brian did not see. Michele asked if owners were allowed windows in the front doors. Several owners stated they have windows in their front doors. The approval will include the need to paint the door the color of the trim or body paint. Brian will get to the ACC to review.

Decks

Brian walked with Michele Salisbury and Mike Sims and Tim Tvrdik from TNT Construction to review the decks. 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.

Gutters were discussed. Maker Enterprises agreed to hold his price the same for a second year, so the cost to do the gutters would be \$2,350.00 for the fall cleaning,

including cleaning all the leaves off the roofs. Salisbury motioned to approve the bid of \$2,350.00, Wilkinson seconded; vote was unanimous.

Landscaping – Mike Miescke from M&M is adding rock on the side of #13. Several owners are wanting bids to put rock in the back area where the crushed granite was in previous years. Brian has contacted SavaTree about the tree trimming and has not gotten a response yet.

FINANCIAL STATEMENTS

The Association ended September 2020 with \$120,965.53 in cash. The Association is currently \$11,133.69 over budget through September 2020 due to overages in sprinklers and legal fees. The Association is \$2,900.19 over budget to date. The Board approved the financial statements – McDonald motioned; Salisbury seconded; vote was unanimous.

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.

OLD BUSINESS

The Board reviewed the contract for Altitude Law – there were several options for legal retainers. McDonald motioned to stay with the \$2,400.00 retainer for 2021, Wilkinson seconded; vote was unanimous.

Fine Schedule.

Michele Salisbury started working on the fine schedule for the Association. Brian discussed the need for hearings each time an owner is notified of a potential fine. Rick Wilkinson said the Board needs to determine what is egregious for violations. He also asked if the fine schedule was enough or if additional consequences should be considered. Vern Bullard suggested acts that were egregious would be items where the Association would incur costs to bring the violation back to its original condition. This will be discussed

OWNERS' FORUM

Jane Oberg – revisit the railings. The Association changed out the railings several years ago, so she felt the HOA should continue to maintain the railings. All were changed to at least 36 inches. The Board will discuss this again at a later date.

Sandy Hagman discussed the Information from MirLago – Richard Hagman got a notice they will be doing work on the siding and want the chain down for six weeks. Richard contacted Kevin Flynn about the issue – Keven was surprised and noted the City of Denver had not been notified. The Board encouraged Sandy to let Richard continue pursuing this issue and have the City of Denver get involved.

Deb Bullard asked what had happened to the large landscaping rock by #42. Mike Sims said he moved it closer to the home, as it was sinking into the common area.

The Board went into executive session to discuss a legal matter.

The Board got out of the executive session. Salisbury motioned to turn the legal matter with #17 over to the Association's attorney to start legal action. McDonald seconded; vote was unanimous.

There being no further business, the meeting was adjourned.

Respectfully submitted,
Brian Reid, Managing Agent