

Marston Shores Homeowners Association
Minutes
December 16, 2020

The regular monthly meeting of the Marston Shores Homeowners' Association was held via Zoom on December 16, 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, Keith and Freddie Templeton, Linda Renner, Jennifer Wein, Pat White and Tina Garcia.

Mike Sims called the meeting to order at 4:04 p.m. and welcomed the owners to the meeting.

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

COMMITTEE REPORTS

Architectural Control Committee

Discussion of introducing like-for-like document to the owners for modifications that are the same as what is being installed. There was a discussion of the windows and a discussion of the responsibility for framing. Window glass is HO responsibility; window framing is HOA responsibility. The document will be forwarded to the owners for review and comments; the Board will vote on the new document at the monthly meeting in January 2021.

Decks

Josh Haffner's deck is still not done. The homeowners don't feel that permitting is needed. The City of Denver says the HOA needs to show the sewer line is not in the back by the deck. Vern said it is a repair, not a replacement, so a permit is not needed.

Maintenance

Tom Guetz window leak was noted – a bid was provided for the meeting today. This leak appears to be a membrane roof issue above the window, not the window itself. Once fixed, the HOA will wait to see if window leaks develop.

Landscaping – The branches over several mailboxes were trimmed. Shrub between 21 and 22 was trimmed. Still need to do work between #12 and #13 and between #16 and #17. The work has been delayed due to M&M moving their offices. The expenses will be allocated to 2020 financial statements.

Nominating Committee

Jean McDonald provided a memo stating a notice and questionnaire needs to be sent out to all the owners notifying them of the upcoming Annual Meeting. This questionnaire needs to be filled out to let the Board know an owner's interest about a Board position (Jean will not be running for another term). Brian will get this document out before the first of the year.

FINANCIAL STATEMENTS

The Association ended November 2020 with \$116,263.12 in cash. The Association is currently \$13,060.53 over budget due to the overages in sprinklers, buildings and legal fees. The Board approved the financial statements – Wilkinson motioned; Salisbury seconded; vote was unanimous.

UNFINISHED BUSINESS

Fine Schedule

Michele Salisbury modified the fine schedule. Based on the changes, the Board approved the fine schedule as written. It will be sent to owners to review and comment on; the Board will vote on the new schedule at the monthly meeting in January 2021.

NEW BUSINESS

The Board reviewed the bid to replace the fractured membrane on the cricket over the windows at #37 – Tom Guetz's roof. Rick Wilkinson motioned; Michele Salisbury seconded; vote was unanimous.

OWNERS' FORUM

Vern Bullard asked if the Board could fit a new sign at the entrance for the Association in 2021. The bid to carve a sign into a large rock is affordable for the Association

Jane Oberg asked if the snow was a monthly rate or an hourly rate. Brian said the snow is hourly this year. She was concerned about the ice created when smaller snows are not removed. Mike Sims has been talking with the Board about getting some volunteers to help with the smaller snows, and possible getting several smaller snow blowers. The last snow removal was an improvement compared to the previous snow removal.

Deb Bullard thanked the Board for all their work in 2020.

There being no further business, the meeting was adjourned.

Respectfully submitted,
Brian Reid, Managing Agent