

**Marston Shores Homeowners Association**  
**Minutes**  
**September 15, 2021**

The regular monthly meeting of the Marston Shores Homeowners' Association was held on September 15, 2021. Board members present were Mike Sims, Michele Salisbury, Margaret Clarke, Rick Wilkinson and Deb Bullard. Brian Reid represented Management & Maintenance, Inc. Homeowners present were Jim Carpenter, Jean McDonald, Keith and Freddie Templeton.

Mike Sims called the meeting to order at 3:03 p.m.

The Board reviewed the August 2021 minutes. Salisbury motioned to approve the minutes correcting several typos; Clarke seconded; vote was unanimous.

**COMMITTEE REPORTS**

**Architectural Control Committee**

There are no ACC requests at this time.

**Decks**

TNT Construction got Brian prices for the railings; Brian is writing owners with modified decks to determine if they want to pay for railing repairs. No starting date determined.

**Maintenance**

Brian will get starting dates for cement replacement and deck repairs..

Maker Enterprises bid the gutter cleaning for 2021 at \$2,350.00 – the same price as 2020. Salisbury motioned to approve the contract; Bullard seconded; vote was unanimous. There was a discussion of adding heat tapes to some gutters to help with ice build-up.

Murata Coatings should be painting the back decks of 1 through 21 this year in September or October.

**Landscaping**

Michele and Deb and Jeannette Carpenter and Brian Reid walked with Mike from M&M and made a list of small projects. He has already gotten much of the work done.

Michele said the new tenants at #12 have a truck that is too large to park in the community. Brian will write the new tenants. Commercial vehicles and vehicles over ¾ ton are not allowed in the community, except for loading and unloading.

Daniel Niles from SavaTree said the tree trimming is not scheduled for a few more weeks.

**FINANCIAL STATEMENTS**

The Association ended August 2021 with \$107,623.76. The HOA is operating with a deficit due overages in sprinklers, insurance fees and legal fees incurred this year.

Wilkinson motioned to approve the financials; Salisbury seconded; vote was unanimous.

**NEW BUSINESS**

The bid for the back decks was reviewed. Bullard motioned to approve the contract; Wilkinson seconded; vote was unanimous.

**OWNERS FORUM.**

Jean McDonald asked about the awning at #1 – it is looking more damaged and needs replacement. There are new tenants at #20 – the owner needs to provide a lease. There are significant driveway cracks at unit #20 – they should be filled next year.

There being no further business, the meeting was adjourned at 4:02 p.m.

Respectfully submitted,  
Brian Reid, Managing Agent