

**Meeting Minutes of the Executive Board  
The Springs at Mariana Home Owners Association, Inc  
Loveland, Colorado**

The Executive Board of The Springs at Mariana Home Owners Association, Inc. (SMHOA), a nonprofit corporation established in Loveland, Colorado in 2004, convened for a meeting on **August 26, 2004** at 5615 Mountain Iris Court (a home in the subdivision). Greg Muhonen, President, Mark Vaughn, Secretary, and Anna Vaughn, a member of the home owners' association, attended.

The minutes from the January 7, 2004 were reviewed and approved as submitted.

The President presented to the Executive Board a written recommendation received from Nick Ores of Nick Anthony Builders on August 23, 2004 that the covenants be amended to reduce main floor square footage on a two story design to 1,000 sq. ft. on all Block 2 lots. The Board discussed this request, and then acted to deny it because of concern that this revision would strongly encourage the construction of 2 story homes within Block 2. It is preferred, but not required, that ranch style homes be built in Block 2 so that east and west views of the mountains and Boedecker Lake from the perimeter lots will not be obscured.

Greg Muhonen, acting as representative of Timber Wind Land, LLC, appointed Greg Muhonen, Mark Vaughn, and Anna Vaughn as the three members of the Design Review Committee (DRC), pursuant to **Section 15.05** of Declaration of Covenants, Conditions, Restrictions, and Easements. The Executive Board meeting adjourned and the attendees convened as the Design Review Committee and reviewed the construction drawings submitted for Lots 13, and 21 of Block 1. It was noted that the use of synthetic stone was proposed on the front and side elevations for both homes, but was NOT proposed on the rear elevations. The DRC was of the consensus opinion that the masonry elements represented on the front and side elevations should also be incorporated onto the rear elevation for homes where rear elevations are visible from the recreation path, the open space play area, or the public streets. All comments were outlined, and the President agreed to prepare and send the written comments to the applicants. The submitted plans were approved subject to completion of the required revisions by the applicants.

The DRC meeting adjourned and the President and Secretary reconvened as the Executive Board. The Board voted to amend **Section 16.01 (e)** of the covenants to delete the proportionality requirement for all architectural elements used on the front elevation. While all architectural elements proposed for the front elevation must still be incorporated onto the side and rear elevations, the amount and placement of the architectural elements on each elevation will be addressed on a case by case basis for each home. The Board also decided to exempt Lots 1, 2, 3, and 4 of Block 1 from this requirement, and will allow the rear elevations to be finished differently than the front and side elevations since these rear elevation are not particularly visible from the common areas within The Springs at Mariana. A copy of the revised text is attached, and will be transmitted in electronic or hard copy format to all lot owners.

The date and time for the next meeting was not set.

Respectfully submitted this 28<sup>th</sup> day of December 2004.

  
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Mark Vaughn, Secretary