

**Meeting Minutes of the June 18, 2005 Meeting of
The Springs at Mariana Homeowners Association, Inc.
Loveland, Colorado**

The Springs at Mariana Home Owners Association (SMHOA), nonprofit corporation established in Loveland, Colorado in 2004, convened for its second meeting on June 18, 2005 at 5615 Mountain Iris Court (a home in the subdivision). Greg Muhonen, Mark and Anna Vaughn, Heath McVay, Scott and Carol Barrow, Bryce Giesey, and our property manager Bob Wiltgen attended.

Greg Muhonen read the minutes from the previous meeting held on March 12th 2005. All in attendance voted to approve the minutes as read.

Design Review Committee Report: Greg Muhonen

Members are as follows: Greg Muhonen, Ron and Cathy Carroll (lot 28), and Sherry Ames (lot 27)

Greg Muhonen briefly reviewed all approved lot plans as follows: Block 1, lots 12, 13, 21, 23, 27, 28, 29, 33 and Block 2: lots 1 and 9. Submittals expected soon for Block 1: lots 2, 3, 14, 26 and Block 2: lot 2

Property Manager's Report: Bob Wiltgen

1. Scope of services provided:

Bob Wiltgen stated that the HOA board of directors receives a financial report monthly which lists budget and operation expenses incurred to date

Bob reviewed the current budget, as follows:

1. Lawn maintenance: Central pond and walk path every 2 weeks and front landscape weekly @ \$2513/yr
2. Weed Control: four times a year @ \$354/yr
3. Weed Mowing: six times a year @ \$810/year; the first mowing cost a bit more due to taller weeds.
4. Trash Control: when needed: @ \$100/yr (a youth will be hired to help with this) Bob recommended assessing a one-time, \$100 fee to all contractors to offset the cost of providing more regular trash cleanup of the whole development.
5. Sprinkler system maintenance: @ \$400/yr to include winter blowout and repair.
6. Landscape maintenance: Bob said he would monitor the needs of repair and try to complete maintenance items himself, when possible, to save the HOA money.
 - a. Two trees behind Barrows' home are dead. It was agreed that the HOA would replace them with new shrubs that are elk resistant.
7. Electricity: @ \$1200/yr
8. Water SS Ditch Co. leased for watering: @ \$310/yr. TWL agreed to rent this water to the HOA at cost for 2005 and 2006.
9. LTWD water: @ \$240/yr
10. Secretary of State Registration yearly: @ \$25
11. Liability Insurance: @ \$500/yr
12. Property Management fees: attendees at the March HOA meeting agreed to a 10 percent budget for this item but the amount was inadequate due to the

amount of time and work required to attend to the water features, the landscaping, and the walking path. The new budgeted amount is \$3024

13. Capital Improvements:

- a. Riprap central pond shore: material bid is \$1425 Installation labor bid is \$1080
- b. Side the pump house: Scott Barrow said he might be able to donate some extra stone from his home for the siding. He needed to check with his builder to see if it is available. This would mean we only need to come up with labor cost. Scott will send email to Bob with results of his conversation with his builder. The budget is \$360

Property Manager Recommended additions to 2005 Budget:

1. Cleaning front pond monthly @ \$800/yr
2. Weeding flower & mulch beds weekly (during growing season) @ \$400/yr
3. Tree circle weeding weekly @ \$210, this includes all non-irrigated areas.

Property Manager Recommended additions to 2006 Budget:

1. Trimming Cottonwood trees: \$1000
2. Central pond maintenance & water quality enhancement
3. Water feature front pond / maintenance of pump: need to establish a reserve to pay for future pump replacement.
4. Sprinkler upkeep
5. Fence repair and maintenance.
6. Re-rocking walking path and maintenance.
7. Shelter repair or replacement.
8. Swale across walking path behind Lot 21 to help with stormwater runoff.
9. Central pond irrigation pump and pump house maintenance
10. Trash pick up - possible fee to contractors/builders

Response to Property Manager's Report

1. The group voted to accept the Property Manager's recommended additions to the 2005 budget. The cost of the added items is \$1210 and will be covered by the labor savings for the pond riprap installation (\$1080) and the carryover funds from 2004 (\$329.92).
2. Installation of riprap around the central pond shore discussed extensively, then voted on and approved. Members present viewed this as a priority safety improvement and volunteered to help with installation to defray costs. Installation will take place on July 16th at 8:00 am. HOA members are encouraged to participate as their schedules permit.
 - The rock to be used will be 24" – 36" red rock which will be heavy enough to support a person's weight and too heavy for kids to rearrange
 - The rock will be placed from the top of the pond banks to a point approximately 4' below the top of the bank, depending on the rock quantity delivered.
 - Bryce Giesey offered his skid loader to move the stones into place with the help of the volunteer manpower.
 - Rock will be delivered and stockpiled on either lot 24 or 25 and installed from there. A section of fence will be removed during installation and replaced upon completion.

3. Lot owners were reminded to keep their lots mowed and neat. Greg Muhonen noted that he will be mowing of all Timber Wind Land's lots at the LLC's expense.

Election of 2005 Board of Directors

A motion was made by Greg Muhonen to elect Bryce Giesey and Heath McVay as Directors. All in attendance voted in the affirmative. The new directors are elected for 3-year terms that begin on June 18, 2005 and terminate on June 18 2008.

Amendments to the Covenants

Two amendments to the covenants were discussed, voted on, and approved as follows:

1. **Section 16.01.II.iv** shall be revised as follows: Water sprinkler systems with underground pipes shall be installed at each Owner's expense for the watering of all landscaped portions of a Lot including any adjacent right of way and tree lawn situated between the curb and the sidewalk. **Lot Owner's may install additional landscaping on adjacent HOA property if the additional landscaping is shown on the Lot Owner's landscape plan, approved by the Design Review Committee, and maintained/watered by the Lot Owner.**
2. **Section 16.01.II.ix** shall be revised to delete the last sentence as shown. All Lots and residences built on the Lots shall be kept at all times in a sanitary, attractive and safe condition. No equipment or material storage shall be allowed on any portion of the Property unless attractively screened so as not to be visible from neighboring Lots or streets. No accumulation of rubbish, except for reasonable accumulation incident to construction, shall be allowed on any portion of the Property. ~~Garage doors shall be kept closed except during ingress and egress.~~

Copies of the revised pages XX of the covenants are attached hereto for use by all members.

Election Executive Board Officers

Upon the conclusion of the HOA meeting, the Directors convened to elect officers. Notice of Greg Muhonen's resignation as President and Mike Muhonen's resignation as VP was tendered. The Executive Board elected Bryce Giesey as President and Heath McVay as the new HOA Vice President. Greg Muhonen will remain as Treasurer thru the expiration of his term in January 4, 2006. Mark Vaughn will remain as Secretary until January 4, 2007.

Next Meeting

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

Respectfully submitted this 23rd day of June 2005.



Mark Vaughn, Secretary