



The Springs at Mariana
Home Owners Association, Inc.

December 15, 2005
6:30 PM
The Vaughn Residence
5615 Mountain Iris Court



**MINUTES FROM 2005 ANNUAL
WINTER MEETING**

All Lot Owners and Contract Lot Purchasers were Invited

Meeting Minutes 12/15/05

Attendees: Bryce Giesey	Heath McVay	John Ores
Scott Barrow	Bob & Marilyn Wiltgen	Lorin Unterberger
Greg Muhonen	Mark & Anna Vaughn	

Welcome & Introductions

Approval of Minutes from June 18, 2005 Meeting: Minutes from the June 18, 2005 meeting were adopted and approved by the group with no further discussion.

Entry Pond vs. Pondless Waterfall:

1. During the budget review meeting, our caretaker suggested that we consider filling in the front pond to save money by lowering maintenance cost and reducing equipment replacement costs in future years. The pond was built to help attract new homeowners and builders to the development as a beautiful first impression entering the neighborhood. Lorin Unterberger with Waterwise Land and Waterscapes attended the meeting to present options for caring for the front water feature. (a) Option one is to rebuild and maintain with its current size. Ideally, he suggested that we install a second skimmer and new bottom drain, and install a leaf net in the fall for a total of cost estimated at \$10,000.00 (b) The second option is to fill the pond in with rock and build a new liner and water tank to hold needed water to operate only the waterfall feature, this would need less maintenance with an estimated cost of over \$8000.00 but may not have the aesthetic appeal for the community. Bryce indicated that a reduction in the pool size could be implemented less expensively thru the use a cast in place concrete basin. (c) The third option is to maintain the existing pond by using chemicals or a salt additive to the water to eliminate the algae that is contributing to the organic buildup problem. We would still need to install a big leaf net in the fall to keep the leaves out. The group agreed to continue to maintain the pond as suggested in option (c) for the time being. This is estimated to cost \$200.00 for the net plus additional money for chemicals.
2. The water quality of the central pond is a concern to some HOA members and it is has been suggested that we look into the cost of a bubbler or fountain to aerate the water to prevent algae growth and to help keep the water clean. Bob Wiltgen, the property manager, is looking into the cost and will report back to the board at their next meeting. Bob indicated that as long as the pond is filled with raw irrigation water

and storm runoff, the water will not ever have a clear, clean appearance.

2006 Budget Review: (see 2006 Budget)

Review Income at \$15,120 / 42 lots at \$360 each.

Proposed Implementation of a Construction Permit Fee:

1. A project cleanup fee of \$150 to be paid by all future lot builders/contractors was proposed for immediate adoption and implementation by the DRC. This one-time fee will support the cleanup of construction sites and the general neighborhood. This cleaning may include trash pickup, street sweeping, and the clearing of storm drains and sewers of mud by the property manager or hired contractors. This will be collected by the DRC at the time of design review application. Enforcement is also the responsibility of the DRC as stated in section 15 of the Covenants.
2. The property manager suggested that we create and adopt a compliance form to be used to help enforce the covenants. The DRC can create non-compliance fees or fines for any homeowner or builder who is found in non-compliance. The DRC will be responsible for collecting the fee or fines.

Review Expenses as budgeted by line item starting with Maintenance:

1. Mowing (line10, 11, 15). John Ores noted that about 30 percent of the budget is spent on mowing, and he asked whether we could save money spent in mowing if we mowed the grass less than once a week in the summer (26 times a year). The group agreed that it looks better to do it once a week. The property manager said he looked at three lawn care groups and the one used is one of the best in terms of quality and cost.
2. Ron and Cathy Carroll sent a request via proxy that the HOA have the grass on the north side of central pond maintained through regular cuttings. (Line 16) Field mowing (weeds) is for the east side of pond to the fence on the east development boarder and around the south borders of the development to the wetlands and around the walking path. This is not cut as often as irrigated grass in common areas. The north side of the pond is not included in the field mowing at this time. The budget has already been established and approved and no budget remains for maintaining the north side of pond for 2006. We will look at this again for 2007.
3. Tree Replacement: (line 50). Brouer landscaping replaced two dead trees at a cost of \$500. One of those trees has died and needs to be replaced. We have not yet paid for the replacement trees so this will go into next year's budget of \$800. We have already spent this years (2005) budget of \$600. Brouer has not yet given our property manager the sprinkler layout diagrams for the system they installed in 2004, which are needed for future maintainance. Bryce indicated that he will contact Brouer to get the sprinkler layout diagrams at the same time we get the trees replaced, then approve the bill for the replacement trees.

Utilities

1. Raw Water Rental: It was suggested that we will continue to rent raw water from Timber Wind Land through out 2006. After 2006 we may need to buy water from the South Side Irrigation Ditch or another source because Greg doesn't know whether Timber Wind Land (TWL) will have sufficient water to rent water to the HOA at that point in time.

Other

1. Liability Insurance for officers and property manager, this is estimated to cost around \$1000 per year beyond what is paid for Liability Insurance (line38) at \$500. The normal liability insurance has gone up

to \$600, which is not reflected, in the current budget. The group feels we don't have the budget to insure officers at this time but this will be reviewed again at the next meeting.

2. Reserve Fund: We all agree that we need to work towards a reserve fund as there is no reserve for unforeseen expenses or capital replacement costs in current budget. The Carrolls and Ames sent a request via proxy to increase the annual dues from \$360 to \$480 to help with under budgeted projects and to help build a reserve. This request was declined at this meeting but may be reconsidered at the summer meeting.

Capital Improvements

1. Proposed Modification of Central Pond:

Safety for all those who use the pond area is our first priority in modification. There have been three suggestions for pond safety modifications: (a) line the pond with rock to help prevent slipping and to provide traction if someone is to fall in the pond, (b) enlarge the perimeter pond to lessen the steep angle of entry into the pond, and (c) construct a boardwalk with railing around the pond. The Board would like to establish a committee to look further into this project and to research the options. This committee will consist of the Executive Board and any interested SMHOA members who are willing to meet on January 15 at 1:00 pm at 5331 W 1st street at Timber Wind Land's field office.

2. Rail Fence at SE Culvert—Heath McVay is taking the lead on addressing this issue.
3. Sprinkler System Upgrade. New sprinkler heads are needed in common area behind lot 21 to help keep water off walking path. The property manager suggests we hire an expert to do the work rather than have some of the homeowner volunteer their services. We will look at bids however we have no money budgeted to this line item for 2006. We may have to put it off until 2007. The new drainage pan that will be installed soon may eliminate some of the problems.
4. Path Drainage/add Drain Pan (line 54) to address poor drainage problem in the common area behind lot 21. TWL offered to pay for ½ the cost to install the drainage pan. This has been estimated to cost a total of \$1300 or \$650 for the HOA.
5. Fence Replacement (line 51). A safety fence is needed on the east side of the side walk between the drain pan on the SE trail entrance to reduce the trip/fall hazard. No budget is available at this time. It is estimated to cost \$350 including labor and material.

New Business: No new business was discussed.

Next meeting: March 16, 2006 at 6:30 pm at Timber Wind Land's field office at 5331 W 1st Street. All HOA members are invited. The group affirmed the desire to stick to a quarterly meeting schedule for 2006.