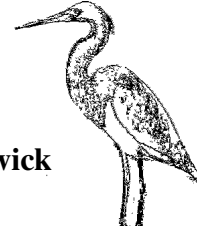


The Springs at Mariana
Home Owners Association, Inc.

June 8th 2006
6:30 PM
117 Alpin Laurel Dr
Owned by Paul Ludwick



**MINUTES FROM 2006 ANNUAL
SUMMER MEETING**

All Lot Owners and Contract Lot Purchasers were Invited

Date of Meeting Minutes June 8th 2006

Attendees: Scott & Carol Barrow, Ed & Tory Beck, Bryce & Barbara Giesey, Heath McVay, Mark Vaughn, Greg Muhonen and Bob & Marilyn Wiltgen.

Welcome & Introductions

Approval of Minutes from March 19,2006 Meeting: Greg Muhonen asked that we amend paragraph 4 listed as Line Item 35 Property Tax for all common areas: Strike “worked placed” and add word “filed quitclaim deed”, and change lots A, E, F and G to state “outlots A through G”.

Minutes were than adopted and approved by the group form the March 19th 2006 with no further discussion.

Delinquent HOA fees and Penalties were collected from Crestview Builders at closing of the sale of lot# ? . Concessions were made in the amount of \$125. The remaining HOA fees and delinquent fees for all other lots and homes build by Crestview Builders were collected.

Current Projects: Main Pond in Park area is viewed to be unsafe due to steep banks entering it waters edge. A committee was established to look into options to make it safe while maintaining the esthetics of design for holding water for irrigation and beatification. The Committee will include Bryce Giesey, Mark Vaughn and Heath McVay. They will report back to the group with suggestion for approval at the next meeting on July 13th at 6:30 PM.

Neighborhood Beatification and BBQ Day: June 24, 2006 starting at 8:00 all homeowners and their families are invited to pitch in cleaning, weeding, removing dead trees and hauling waist to the dump. Anything that needs some work in the Neighborhood can be a beatification project. We will have a BBQ in the Park area at 12:00. Any remaining work can be done in the afternoon. Everyone is invited. Scott and Coral Barrow will help to organize this fun day of work and getting to know each other. They will have a schedule and list of choirs that need to be done.

Tree Replacement: We have a total of 16 dead tree and 33 dead bushes in common areas of which the HOA are responsible for. We currently do not have the funds in the budget to replace all the dead trees and bushes. Ed Beck volunteered to look into cost of replacing trees and the priority of which trees to replace and when. It was discussed that we would replace the dead trees on first street and in the park around the main pond. These trees have the most impact on the visual esthetics of the neighborhood. Ed will report his findings at the next meeting scheduled for July 13th at 6:30.

Future Projects:

Cotton Wood Tree located behind lot 6 block 1 and lot 8 block 1 are believed to be a hazard with much of the trees weakened due to a lightning strike in the past. It was agreed that we do not have the budget to remove these trees this year. Bryce Giesey suggested that we trim a few dead branches during our **Neighborhood Beatification and BBQ Day**.

Front Pond changes: any conversation regarding the front pond will be discussed at the next annual meeting.

Reserve Budget: Our reserve budget is low and the projects and long-term maintenance needs have not been considered within the budget. A committee has been established to help determine the needs and create a long-term reserve budget and identify major projects and their associated cost. This committee will include Carol Barrow, Marilyn Wiltgen, Ed Beck and Mark Vaughn. The committee will report their finding at the next meeting to be held on July 13 at 6:30 at Scott and Carol Barrow's home.

It was suggested that we try to compare our HOA fee structure to that of other like (in size and amenities) HOA's. Barbara Giesey who works for a real estate firm said she could look into other HOA's and report back with some comparisons.

New Business: Greg Muhonen suggested that we take down the Group Real Estate sign located on the front entrance (west) pavilion. He also suggested that we plant flowers in the pavilion (which is what it was designed for). Greg's wife and Mother in law have graciously volunteered to plant the flowers. The members agreed to a flower budget of \$100.

Sidewalk safety on curb height in front of lot 18 and 25/26. Scott Barrow asked if the developer Timber Wind Land LLC or the HOA would put up safety rails or a fence to protect neighbors from falling off the high curb at the drainage culvert crossings. Greg Muhonen explained that the City of Loveland sidewalk standards allow accept a sidewalk drop off up to 27" before a handrail is required. The drop offs under discussion is about 15". He encouraged the HOA to explore a solution if there is sufficient concern. [Ed. Note: After further consideration of the concern expressed, TWL has hired Majestic Fence to install a 2-rail fence at the back of walk at these two locations.]

The next meeting was scheduled for July 13th at 6:30 pm and will be held at the home of Scott and Carol Barrow. The Barrow family address is 283 Meadowsweet.

