



The Springs at Mariana
Home Owners Association, Inc.

August 30th 2006
6:30 PM

At the home Scott and Carol Barrows



**MINUTES FROM 2006 AUGUST
BOARD MEETING**

All Lot Owners and Contract Lot Purchasers were Invited

Date of Meeting Minutes August 30th 2006

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

Bryce Giesey the President opened meeting:

- 1. Lot 1 Driveway proposal:** Reviewing information regarding a proposal by Jim Steinhauer to extend his driveway on lot 1 into HOA property by 8 feet to allow better access to his garage started the meeting. A map was provided to show the proposed driveway entrance and its location. The HOA sprinkler system will have to be moved a few feet to accommodate the new driveway and Jim Steinhauer and Bob Wiltgen agreed to relocate the sprinkler heads in question. The HOA approved the driveway proposal with a motion for approval by Carol Barrow and second by Mark Vaughn.
- 2. A second concern that Jim Steinhauer brought to the HOA's** attention was a concern for drainage from his lot to the road Alpine Laurel Ave. He said that with heavy rain we might see more water running off his property and HOA property due to slope angel and his homes run off. Jim proposed cutting the current sidewalk and placing a drain under the walk way which would relocate the water to the street avoiding water running down the sidewalk. It was suggested that we wait until landscaping is in place and reevaluate the run off of water with sod in place to absorb that water.
- 3. Budget committees finding from July 13th meeting:** See attached proposal by the budget committee, which suggest a one-time assessment for all current homeowner's and for any lot or home that resells in the future. This assessment is necessary to help build up a permanent reserve for short and long term improvements and maintenance. The board

was concerned with how we would make new buyers aware of the assessment. It was decided that by access to the notes from the board meeting minutes from this meeting and the next HOA meeting they would have that knowledge, in addition to a real estate broker taking note and the closing statement also showing the assessment it would be made clear. A motion to accept this one-time assessment was made by Mark Vaughn and seconded by Heath McVay. There will be no amendment to the by laws needed because this assessment was not more than \$200. Letter will notify all homeowner and lot owners immediately off the assessment and the collection will be needed by October 1st 2006.

4. **Tree replacement:** The Board suggest we try to replace as many of the dead trees that were pulled out of the ground during the neighbor hood clean up in June. The budget for tree replacement is \$300. Ed Beck and Mark Vaughn have volunteered to look into discounted trees at local nurseries to find inexpensive replacements. It was decided that we would try to replace 4 this fall and the rest in the spring or when the budget allows. Ed and Mark would try to find trees by the end of this week and report back to board through email.
5. **Pond improvement:** It was suggested by Bryce that we wait and re-evaluate the pond Improvements in spring. There are 3 areas of concern for some homeowner as it relates to pond improvements.
 - 1.Safety
 - 2.WaterQuality
 - 3.BeautificationIt was also suggested that Mark Vaughn try to put together a committee made up of other concerned home owners to build a proposal on how to improve the pond area (based on the three concerns) if needed and the associated cost involved with those improvements. This would than be submitted to the board and HOA for consideration.
6. **Budget Committee for 2007:** A committee was established to create a proposed budget for 2007. This proposed budget would need to be complete by October 2, 2006. This committee will include Carol Barrow, Greg Muhonen and Marilyn and Bob Wiltgen. They have scheduled a meeting to create the proposed budget for Wednesday September 13, at 7:00 pm at the home of Carol Barrow.
7. **Covenant violation enforcement:** It was suggested by Bryce Giesey that we hire our current property managers Bob and Marilyn Wiltgen to help with the process of handling covenants violations and take part in the enforcement of the covenants. We will look at the system in place at Mariana Cove to help determine our direction and process. This process will be explained at the next HOA meeting this fall. The following is the process that we discussed and will consider.
 1. A board member will personal contact the homeowner or lot owner in violation and verbally announce the violation and give a 5 day notice for

correction.

2. A written notice will be sent within 5 day (sent by property managers) of the verbal notice, if no compliance there will be a hearing schedule after 15 days of the written notification

3. A hearing will take place by board members of which the homeowner or lot owner in violation can attend. This hearing will take place to determine sanctions or fines. The sanction or fine will be mailed to the homeowner or lot owner in violation for immediate correction and payment. There will be a percentage increase to the fine monthly if not paid.

8. **How are violations of covenants reported:** All violation and infraction to the covenants must come from homeowners or lot owners and reported to the board of directors. This complaint must come to the board in the form of a writing complaint. The board of directors will deliver the complaint to the violator after the board has review the complaint and determined its validity.

9. **We will be looking for new board nominees at the next HOA meeting.** The secretary position will be available in the spring of 2007. Anyone interested please let the board know of your interest. Anyone interested in become a board member please let the board know of your interest.

10. **The next HOA meeting is scheduled for Thursday, November 2nd at 6:30 pm:** Location yet to be determined. All HOA members will be notified of location through email and through the news box located at the mailboxes.

11. **The meeting was adjourned:** by Heath McVay and seconded by Mark Vaughn