



The Springs at Mariana Home Owners Association, Inc.



Minutes from Fall 2006 Annual HOA meeting

All Lot and Home owners were invited:

Date of meeting: November 2nd 2006 at 6:30 pm

Location: 125 Alpine Laurel Dr. Owner Paul Ludwick

Attendees: Scott and Carol Barrow, Bryce and Barb Giesey, Greg Muhonen, Mark Vaughn, Ed and Tory Beck Bob and Marilyn Wiltgen, Nathan and Marilyn Hinkle.

1. Bryce Giesey called the meeting to order: Introductions of all attending.
2. Carol Barrow read over the previous meeting from the June 8th meeting. Greg Muhonen requested an amendment to the minutes to further clarify the sidewalk drop off discussion. Greg explained the revision and offered to provide a written summary to the Secretary for distribution to the Membership. Bryce Giesey made a motion to approve the minutes as amended.
3. Ratification of the Board-adopted budget by the membership: Ed Beck asked about the weed mowing on line item 14, is there an outstanding bill? Bob Wiltgen said we are within budget and will not run over. Line 25 is weeding of flower beds only. We are projected to be \$150 over budget which is better than projected earlier. Marilyn Wiltgen said we should be adding \$1100 to reserve because we have not used the pond improvement reserve. What is the contingency (asked by Ed Beck), item that came up not budgeted as operation expenses rather than improvements. We need to pay \$250 for architect as a contingency fee this year yet.
4. Election of at least one new board member for the term beginning Jan 4, 2007 and expires Jan 4, 2010. See attachment with current list of board members: 10 minutes. New nominees to the Board of Directors are Mark Vaughn, Carol Barrows, Greg Muhonen, Ed Beck and Nate Hinkle. Nate Hinkle asked that he be removed from the nominated list. We will ask Clarissa and Troy Menard if one of them would be interested in jointing as a Board member. We now have a total of 7 members on the Board of Directors including Bryce Giesey and Heath McVay. Barb Giesey suggests that we approve new nominations and the vote was unanimously from all HOA members.
5. Modification of current Board member terms to fall on a consistent January cycle. And establish expiration of at least one board position

every year. A Recommendation was made to modify one term to terminate January 4, 2008 and the other to January 4, 2009: A suggestion was made that we modify the expiration dates. Nate suggests that we change the new members who expire on 2010. Move Bryce to 1/08 and Heath moves to 1/09 and move Greg to 1/09. The over new members would be expired 1/2010. Voted unanimously by the HOA members.

6. Property Managers Report (Wiltgen Property Management): 10 minutes:
 - a. Ed asks about the weeding along 1st street. Is there fabric under the flower beds? Answer: Yes. It seems that weeds are growing abundantly in that area and we should consider having volunteers to help weeding.
 - b. We will suggest at the next board meeting that we assign a board member volunteer to head up a weeding team that would take care of weeding common areas.
 - c. Make an agenda item for the next HOA spring meeting that we have seasonal neighbor hood clean up days. Bob would like to schedule a fall clean up and would like volunteers to help. Nate and Marilyn Hinkle and Scott Barrows volunteered to work with Bob Wildgin for a fall clean up in November. Bob will coordinate the clean up and contact volunteers.

7. Design Review Committee Report (Greg Muhonen, Chairman): 10 minutes:
 - a. Greg explained how the DRC operates, listed the members of the committee, and summarized the house and landscape plans reviewed and approved this year. A written complaint was received regarding the incomplete landscaping on Lot 23. The allowable 18 months has passed. The Board will decide what action to pursue.
 - b. Three variances were requested and approved.
 - d. Developer's overview (status of what's new in the neighborhood, number of lots sold / available etc.) In 2006 5 lots sold. Lot 16 has resold, but not house plans have been received yet.

8. Board of Director's Report (Bryce Giesey, President): 10 minutes
 - a. Rules and Regulations Addendum #1 (Reserve Fund Assessment) reporting and reviewed by Bryce Giesey. No objections or comments were received.
 - b. Request for input regarding the proposed Rules and Regulations Addendum #2 (Fines). Dave suggests that the fine for line 5 is too low. He was reminded that the fines double each month if not in compliance. Carol suggests raising the fine on line #6 to \$300. Ed Beck asked if we, as an HOA, have legal right in the courts to enforce our fine schedule. The answer is YES. Barb Giesey suggest ed that the builders have a form that the new home owner signs at

closing that says they will be responsible completing the landscaping in the time frame suggested. Ed Beck asked if a lien can be filed against a home owner if they do not comply with the covenants. The answer is YES according to Greg Muhonen. Bryce Giesey suggested that the Board go back and discuss the fine schedule at the next board meeting and make sure the fine policy is appropriate for the violation. Dave Brink also asked if line #14 is a monthly or daily fine. The answer is “daily”.

- c. The Board, at the August 30th meeting, approved a request for an access easement across Outlot A which is owned by the HOA. The request was received from the owner of the adjacent Lot 1, B1 so he could improve the configuration of his proposed driveway.
9. New business: 10 minutes:
- Nate Hinkle suggested that he donate to the HOA a flag pole to be placed at the front entrance. We would need to agree quickly in order to receive it. It is 25 feet long bronze coated about 8” in diameter. 2707 Greenland Dr is where it is located currently and we can look at it first. Bryce suggests the board convene to discuss the location and acceptance.
- a. Confirm interest in quarterly, semi-annual, or annual HOA meetings. It was suggested we do quarterly meetings. We will look at a calendar and creating schedule. The first Thursday of every quarter.
 - b. Select date of next HOA meet the next meeting is January 4th Thursday 2008, April, July and October the first Thursday of that month at 6:30 pm.
 - c. Neighborhood “Progressive New Years Eve Party for adults and, see if we can have one family hold a party for the kids only. Carol Barrow will organize and send out invitations.
 - d. Neighborhood decorate the front entrance area with volunteers. Anna Vaughn is in charge and anyone who wants to help contact Anna. Anna Vaughn will send out email to invite neighbors to participate. Classy lights and cool wreaths will be the goal. Carol suggests that we all put luminaries in front of our homes.
 - e. The light in the front are missing again, the third time. It was suggested by Bryce to we build a protective box around the lights with steel cage in front. We will talk about this at the next board meeting.
 - F. It was asked if we would consider a gated neighborhood here at the Springs at Mariana. Greg is working on building a gated community across the street and it is about to be accepted by the City. We will wait to see how it works out across the street.
10. A motion to adjourn was made by Greg Muhonen. All voted in favor.

