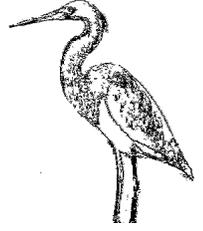


The Springs at Mariana
Home Owners Association, Inc.

BOARD MEETING

Date: November 21, 2006
Time: 6:00 PM
Location: The Barrow Residence
 283 Meadowsweet Circle



Meeting Notice

Email or telephone notice of this meeting agenda was provided to all Directors three or more days in advance as set forth in Section 5.10 of the Bylaws. Email notices were also sent to all Lot Owners with active email addresses on file.

MEETING MINUTES (prepared by Greg Muhonen)

Attendees: Carol Barrow (term exp Jan 2010) Bryce Giesey (term exp Jan 2008)
Mark Vaughn (term exp Jan 2009) Greg Muhonen (term exp Jan 2008)
Bob Wiltgen Marilyn Wiltgen Ed Beck (term exp Jan 2010)

Welcome & Introductions

The President opened and presided over the meeting. All six Directors were present and the quorum requirement of 4 attending Directors was met.

Approval of Minutes from November 2, 2006 Meeting

The Board meeting was held immediately after the HOA meeting for the purpose of electing 2007 officers. Carol Barrow was elected as President, Greg Muhonen as Vice President, Ed Beck as Treasurer. No Secretary was elected. Another board member nomination will be pursued at the next HOA meeting. No formal minutes of this Board meeting were prepared.

Officers Report

1. Carol Barrow reported that she has contacted Clarissa Menard to serve as a Director. Clarissa indicated her willingness to accept a nomination for the vacant secretary position. This election will be added to the agenda for the next HOA meeting.

Property Manager's Report:

1. Bob reported that the entry pond lights have been vandalized (stolen) again. He met with an electrician (Dan Eppland) and received a cost estimate of \$225 to replace them. Bryce volunteered to contact Dan and investigate the cost to fabricate a more substantial base and enclosure for the light, and report back to the Board by 12/1/06.
2. Marilyn will be sending out invoices for the 2007 dues in January.

Design Review Committee Report:

None

Old Business:

1. Letter from Crestview Builders. The Board discussed the letter dated October 9, 2006 received from

Crestview Builders. Carol volunteered to write a response clarifying:

- a. No assessment is due from builders per the policy set forth in Rules & Regulations Addendum #1.
 - b. The author's opposition to a dues increase will be acknowledged and considered by the Board.
 - c. The author will be referred to the Property Manager if he wishes to discuss an alternative payment schedule for annual dues which are required to be paid by every lot owner for each lot owned.
 - d. Marketing of the subdivision is the responsibility of the parties selling lots and homes, and NOT the Board.
2. Fines Policy. The Board discussed the supportive feedback for this policy received at the November HOA meeting. Another item for dog kennel screening with a fine amount of \$50 was added. The Property Managers confirmed their willingness to administer this policy for no charge as outlined in the text for one year. After that time, the administrative effort required will be evaluated, and the PM reserved the right to revisit the compensation component with the Board. Greg Muhonen made a motion for the Board to approve the Rules & Regulations Addendum #2 pertaining to fines as amended. Mark Vaughn seconded the motion. All Directors voted in favor of adopting the policy. Greg volunteered to update the text and provide the finished document to the President for distribution to the Lot Owners.

New Business:

1. Flag Pole. The Board discussed the recent flag pole donation from Nathan Hinkle, and the proposed installation location. The pole is configured to accommodate 3 flags simultaneously. Ed Beck asked how this was going to be paid for, and requested that it NOT be installed on the east side of Alpine Laurel Drive. The entry median was selected. Bryce Giesey suggested that a 14" diameter x 3.5' deep sona tube be used for a foundation (sand inside, concrete outside), and the light be installed on an existing entry structure so existing electrical supply could be used. Bryce estimated the installation cost to be \$150. The Board agreed to use the Reserve Funds for this project.
2. Flag. Carol suggested that the dark green image on a light green background be revised to provide greater contrast. Greg volunteered to revise and redistribute another image to the Board members for review and comment. Bryce Giesey volunteered to research the cost of an American flag and report back to the Board. Mark Vaughn volunteered to research fabricators, obtain a bid, and report his findings back to the Board within one week.

Adjournment:

Motion to adjourn made by Ed Beck and seconded by Greg Muhonen. All members voted to adjourn the meeting at 7:30 pm.