

The Springs at Mariana
HOMEOWNERS ASSOCIATION, INC.
2007 4TH QTR. MEETING MINUTES

Thursday, Nov. 15, 2007

6:30 P.M.

The Kevin Gray Spec House
Meadowsweet Circle

All Lot Owners and Contract Lot Purchasers were Invited

Attendees: Carol Barrow, Scott Barrow, Marilyn Wiltgen, Bob Wiltgen, A.J. Reiser, Mark Vaughn, Heath McVay, Clarissa Menard, and Greg Muhonen.

Welcome and Introductions

Approval of Minutes from April 5, 2007 General Meeting:

A copy of the minutes from the April 5, 2007 meeting was handed out for review. Mark Vaughn made a motion to approve the minutes and Scott Barrow second that motion.

Board of Director's Officers Report

Carol Barrow thanked everyone for all of the volunteer work they have done throughout the year to improve and maintain the appearance of the Springs at Mariana.

Marilyn Wiltgen handed out copies of the proposed 2008 budget. The budget is almost identical to last years budget. In 2007 dues were not collected on 6 homes. Liens were filled on these properties. \$600 had to be taken from the contingency fund to balance the 2007 budget due to this loss. In 2007 we came in under budget on many items but went over budget on pond maintenance. The pond pump has been turned off and stored for the winter.

Property Managers Report:

Tree Replacement: Greg Muhonen donated two trees to the Springs at Marianna, and an additional \$250 dollars was spent for tree replacement.

Inflow Drainage Screen: The inflow drainage screen appears to working well. We will continue to monitor for effectiveness.

Spring entry pond clean up: It was decided that in the spring we will drain and clean out the pond. Presently it takes 23,000 gallons of water to fill the pond. When the pond is drained we plan to add rock to the bottom to decrease the depth. This step should decrease expenses to maintain the pond.

Design Review Committee Report:

The members of the DRC are Greg Muhonen, Marvin Morganti, and David Brink. Greg said the DRC have reviewed two landscape plans since our last meeting.

Election of Board of Directors:

The Board may contain up to seven Directors. The current Board of Directors are:

Director 1: Carol Barrow President Term expires January, 2010

Director 2: Ed Beck	Treasurer	Term expires January, 2010
Director 3: Mark Vaughn		Term expires January, 2010
Director 4: Heath McVay		Term expires January, 2009
Director 5: Greg Muhonen	Vice President	Term expires January, 2008
Director 6: Bryce Geisey		Term expires January, 2008
Director 7: Clarissa Menard	Secretary	Term expires January, 2009

Nominations to replace the 2 BOD positions that expire in January 2008 were requested. Heath McVay nominated Greg Muhonen and Mark Vaughn second that motion. A.J. Reiser was nominated by Mark Vaughn and Scott Barrow second that motion. The vote was unanimous, Greg Muhonen will continue as a director and A.J. Reiser will replace Bryce Geisey as director.

Old Business:

The flag pole has been installed
 The flag has been designed and purchased
 The entry pond and flag lighting has been installed
 Bryce Geisey has a donated trash receptacle for us.

New Business:

We decided that we would like holiday lighting at the entrance of the subdivision. We agreed to keep it simple and do all of the decorating strictly from donations. Clarissa Menard volunteered to organize this effort.

Greg Muhonen spoke briefly about pool membership at the Overlook. If anyone has any questions or if you are interested in membership please email or call Greg for more details.

We are moving into our 5th year as a subdivision and Mark Vaughn with the help of Marilyn Wiltgen have been working on a long term maintenance and replacement plan. This is designed to estimate the life expectancy and cost for replacement and maintenance of items throughout our subdivision. Some of the items under review are the walking paths, the sprinkler system, trees, out buildings, fences, ponds and landscape. The study is to come up with a plan to have enough money in our reserve fund available when needed.

We really want to get to know all of our neighbors better but with our busy lives this isn't always an easy task. We tried to think of ways to get everyone involved. We thought a pot luck or holiday party would be nice. We would love to start a social committee for our subdivision so if anyone is interested please let us know.

Adjournment:

Mark Vaughn motioned to adjourn the meeting. That motion was second by A.J. Reiser.

*Following the general meeting the Board of Directors reconvened to elect officers for 2008. Greg Muhonen was nominated for Vice President by Heath McVay and Mark Vaughn second

that motion. A.J. Reiser was nominated for secretary by Mark Vaughn and Scott Barrow second that motion. The vote was unanimous Greg Muhonen will continue as Vice President for 2008 and A.J. Reiser will replace Clarissa Menard as secretary for 2008.