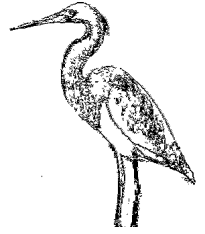


*The Springs at Mariana*  
**Home Owners Association, Inc.**

**Date:** Thursday, May 29, 2008  
**Time:** 6:30 PM  
**Location:** Barrow Home  
 283 Meadowsweet Circle



**MINUTES**

**Attendees:** Carol Barrow Greg Muhonen Mark Vaughn Heath McVay Ed Beck Clarissa Menard  
Marilyn Wiltgen A.J. Rieser Josh Nelson.

**Approval of Minutes from February 28, 2008 BOD meeting**

Amendments Requested: N/A

Motion to approve by: Bd. Member Second: Bd. Member

**Property Manager's Report:**

1. New copy of Actual Budget – Jan.-May, 2008, provided. Budget appeared “on track” exclusive of property owned by Capital West Bank.
  - a. Budget did reflect entire posting of cost of mulch (\$615.24) posted to Capital Improvements. After a short discussion, Ed Beck suggested and a decision was made to post \$390.00 from contingency fund for part of the cost.

**Design Review Committee Report:**

1. The members of the 2008 Design Review Committee are Greg Muhonen, Marvin Morganti, and David Brink.
  - a. Brief follow up discussion to previous Bd. Meeting discussion re: fencing (pertaining to sale of Cedar house); again, any fencing relative to individual home owners must be compatible in look/materials/design to fencing surrounding the Springs in general.

**Old Business:**

1. Irrigation/water – Discussion occurred relative to moving forward with a gravity system to be shared with the Overlook community across 1<sup>st</sup> St. from the Springs. The cost would be shared on a “50/50” basis relative to the initial construction; the maintenance “split” would be on a “15/85” basis. Greg Muhonen provided the dollar figures; the best “cost estimate” was provided by Sprinkler Technologies and reflected an initial total cost of \$7,035.00. The “50/50” split with the Overlook HOA would therefore be \$3,517.00 each for the initial construction. Said figures do not include annual cost of rent/purchase of raw water.
  - Discussion occurred relative to installation cost of materials for the approximate 1,280 ft. of 2-1/2-3 inch pipe – dollar figures coming in as much more than expected.
  - Discussion occurred/Bd. Declared again that the Springs would use \$\$\$ from the reserve funds vs. levying a special assessment.
  - So stated/discussed – Carol Barrow proposed to use up to \$4,000.00 for Spring’s portion of “50/50” split of project (\$ over \$3,517.00 for possible change orders/contingencies as may occur) --- seconded by Mark Vaughn

--- unanimous vote to approve. (Note: Greg Muhonen, having a vested financial interest in both the Overlook and Springs HOA abstained from voting.)

2. Entry pond cleaning – Discussion occurred. Mark Vaughn, Bob Wiltgen, and Bryce Giesey drained the pond. Greg Muhonen’s conversation with Bryce led to the following plan:

---Heath McVay will e-mail for volunteers to assist in power washing the rocks exposed after draining of pond. Bryce will then volunteer his Bobcat and volunteers will remove some of the rock from the bottom and attempt to “bucket out” as much of the remaining mud as possible. The rock removed will be replaced, and then covered with a weed barrier fabric provided by Bob. A “pea gravel” (of sorts) will then be placed on top of the material to bring overall depth of the pond from 6’-0” down to 4’-0”.

---Further discussion relative to Entry Pond Lighting – Greg stated that on the basis of his discussion, Bryce will install a metal cage (already purchased) over the lighting fixtures to attempt to stop future vandalism.

---Some discussion occurred relative to the coordination of this project – who was to fill this role/the need for such a person. Carol Barrow pointed out that at the previous BOD meeting – Bob Wiltgen was asked to coordinate this/agreed to do so.

3. Mulch progress – Heath McVay checked out the quality of several options of mulch (“free” vs. mulch available for purchase from “Crystals”) – “free” was unacceptable/purchased mulch from Cyrstals. All visible spots (for the most part) completed excluding small area next to 1<sup>st</sup> St. west of pond, and from the “bus kiosk” behind Beck’s house all the way east (along 1<sup>st</sup> Street) to the start of the Mariana Cove property line. Further relative to this latter, mulch is very “light”/the weed barrier material is showing.

---Discussion occurred – The area along 1<sup>st</sup> Street has to have more mulch – Bd. Decided however to count as “Phase 1” the mulch replacement done this Spring, with “Phase 11” to then include mulch obtained/spread along 1<sup>st</sup> Street to be done next Spring.

4. Prairie dogs – Exterminator has “treated” twice to rid area of prairie dogs. The population is certainly diminished though not entirely. Discussion occurred – to be an on-going item dependent on increase in population/voiced concerns of residents (old and new)/etc.

#### **New Business:**

1. Reserve budget – Discussion occurred as proposed and guided by Mark Vaughn. Primary areas of discussion revolved around items on the Reserve Budget being a replacement vs. a maintenance cost.

---Bd. Felt that many of the items were better represented, and more effectively handled/repaired/improved if they were to be approached on an “as needed”/“over time” basis – that they were to be approached with an on-going, maintenance type schedule. The need then would be to increase our Reserve Budget’s maintenance \$\$\$’s accordingly.

---As a result of the above noted discussion – the replacement items were reduced to the Fencing, the Pumps, and the Concrete (particularly the colored concrete already showing signs of needing replacement).

All such items of discussion relative to the Reserve Budget, and a new cost structure relative to the corresponding increase in HOA dues were e-mailed by Mark to the attention of all Board Members later in the evening of May 29, 2008.

---Discussion occurred relative to notifying of community members of a newly adopted Reserve Budget (when it would occur) and how best to present the needs/benefits of a more modest fee increase associated with Mark’s e-mailed, revised draft. In general, a positive approach, verbally presented, when visiting with neighbors was favored.

Meeting adjourned at 9:30 -----

**Adjournment:**

Motion to adjourn made by: \_\_\_\_\_ Second: \_\_\_\_\_

The meeting was concluded at \_\_\_\_\_pm.

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**For Reference Only:**

**Board of Directors**

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

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, 2011
Director 6:	Clarissa Menard		Term expires January, 2009
Director 7:	AJ Rieser	Secretary	Term expires January, 2011