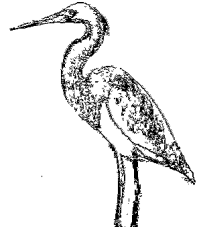


The Springs at Mariana
Home Owners Association, Inc.

Date: Wednesday, Apr 9, 2008
Time: 6:30 PM
Location: Barrow Home
 283 Meadowsweet Circle



MEETING MINUTES

Attendees: Carol Barrow _____
 Greg Muhonen _____
 Mark Vaughn _____
 Clarissa Menard _____
 Ed Beck _____

Approval of Minutes from last board meeting

Amendments Requested: _____ minutes not available
 Motion to approve by: _____ Second: _____

Property Manager's Report:

1. no report

Design Review Committee Report:

- The home on Lot 10 is under contract. Homeowners decided to install a 4' split rail fence to contain their dogs rather than the dog run previously considered.
- Final COO was granted to home on Lot 27 and the home sold and has closed.
- The home on Lot 18 is under contract.
- Lot 5 sold.
- Carol received a call from a Denver realtor about the home on Lot 2, Block 2. A family from TX is very interested in purchase of this property.

Old Business:

1. Irrigation

Summary of current situation: Greg has been working with Henry Hetzel of The Ditch Board and they agree that it is preferable and beneficial for The Overlook and The Springs to use raw water, rather than treated, to irrigate open spaces. To achieve this, the water must be stored in a pond and flow monitored by a ramp flume at head gate 18. The head gate would be opened for a 24-hour period each 3-4 days to fill the pond located in The Springs. Both subdivisions would pump from this pond. Two separate pumps would be located in the existing pump house, and each subdivision would have a dedicated electric meter.

Next steps: Piping needs to be installed from the ditch in The Overlook along 1st street, under 1st street near the east boundary of The Springs, along the east boundary of Vaughn's property, and across the Carroll's lot to the pond. Four easement agreements are required, one each from The Cove, the Vaughn's, the Carroll's, and The Springs. The Ditch Board needs to agree to allow The Springs to use raw water while not owning shares (Timber Wind Land will rent the cost of their shares to the two subdivisions in 2008). We need an agreement between the two subdivisions as to how the system would operate in the future and how each subdivision shares in the ownership and maintenance of that system.

Costs: Improvements to head gate 18 have been made for ~\$500. Reinstalling the ramp flume will cost ~\$500. Estimation of piping and installation, including returning all trenched areas back to original state, is ~\$2500. The Springs and The Overlook will share these costs equally.

Decisions: Greg will take the lead and move forward with the infrastructure installation and easement agreements.

The Springs will fund their half of the infrastructure costs from their reserve fund.

The Springs will rent water from TWL in 2008 (15% of the total shares will be used and paid for by the Springs, 85% by the Overlook). We will reassess in 2009 to determine if we rent or purchase water shares.

2. 2008 Spring Clean Up Day: April 19 at 8:30 am

Items to be addressed include walking and cleaning the ditches, picking up dead limbs and transporting to the recycling center, and replacing cobble around the entry pond (cobble available from The Overlook).

Carol will produce a flyer, place copies in receptacle near mailboxes, and send out an email reminder.

3. Entry pond cleaning

We have not had a volunteer step up to oversee this effort. Carol will ask Bob for an estimate/bid and timeframe to oversee this project. Volunteers from the neighborhood can be counted on to assist with various steps, but we need an overall project leader.

4. Entry pond lighting

We will ask Bob for suggestions and estimates to replace pond lights with more robust fixtures.

New Business:

1. Prairie dogs

Potential homebuyers have expressed concerns about the prairie dog infestation of Lots, 3,4,5,6,7 of Block 2. It was agreed that the owners of these lots are responsible for addressing the issue. Greg owns Lots 4,5,6 and a bank owns Lots 3 and 7. The Board agreed that the preferable approach is to have Rocky Mountain Wildlife Association exterminate the rodents—thank, Mark, for researching and bringing options.

Carol will contact Marilyn to determine bank ownership of Lots 3 and 7 and request that Marilyn draft a letter to the bank. The bank will be asked to schedule and pay for the extermination. The bank will be asked to notify

Marilyn of their schedule so that Greg can coordinate the extermination efforts for his lots. If the bank does not respond, the HOA will take action and then bill/place property lien on the bank for the cost of extermination.

Carol will return call the realtor who has customers interested in the home on Lot 2, Block 2. Carol will encourage the realtor to raise this issue with the bank owner.

2. Mulch

The BOD agrees that mulch must be replaced in all the flowerbeds in The Springs. We agreed to the following actions:

Scott will contact Brett Ludwick and request a bid for labor and materials to complete the entire project. He will provide cost/timeframe information to the BOD via email.

Clarissa will contact the City of Loveland to research quality and cost of the mulch they produce. She will provide report to BOD via email.

Greg will look up the original amounts of mulch purchased for all beds. He will send this information to the BOD via email.

Bob will provide a cost estimate to the BOD for mulch only from his materials source via email.

The BOD will then determine if we want to purchase material only or both material and labor and thus how to proceed.

It was agreed that we would fund the mulch replacement from our regular budget (likely overrun the contingency line). We plan to balance the budget with anticipated past due receipt of dues from liens on properties which have recently closed or will close in the near future.

Adjournment:

Motion to adjourn made by: Greg Second: Ed

The meeting was concluded at _____9 pm.

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

