

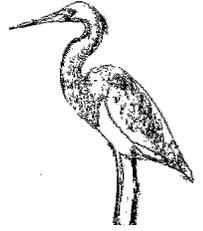
The Springs at Mariana
Home Owners Association, Inc.

-----2008 COMMUNITY MEETING-----

Date: Thursday, Nov. 20, 2008

Time: 6:30 PM

Location: Office at The Overlook



MINUTES

Attendees: Carol/Scott Barrow Jodi/Stephen Hunter Greg Muhonen
 Tory/Ed Beck Cheryl/Darryl Lyon Carol/A.J. Rieser
 Rhonda Flores Kimberly McVay Brad Smith
 Bryce Giesey Adam Morgan Marilyn/Bob Wiltgen
 Nathan Hinkle

(Note: Apologies to anyone who may have mistakenly been omitted)

Agenda:

---Welcome and opening remarks/presentation of agenda/initiating introductions – Carol Barrow, HOA President.
(Note: Soon to have a “hot air balloonist” in our community, some discussion occurred relative to when/where the first lift-off will occur.)

---Election of Board Members

Two openings for the HOA Board of Directors exist. Three names were nominated; one person volunteered in response to Carol Barrow’s request for additional, interested community members. Protocol and procedure relative to process of nominating/calling for “seconds” was followed; voting was by secret ballot – one vote each for Property (lots) owned. The results: The Springs at Mariana warmly welcomes to the HOA Board of Directors: Jodi Hunter and Darryl Lyon (Terms to expire January, 2012).

Of much importance: The Springs at Mariana is indebted to Mr. Heath McVay and Ms. Clarissa Menard for their invaluable service of time, counsel, expertise, and “being just great neighbors” during their tenure on the HOA Board of Directors – thank you so very much.

---2008 Summary (Mentioned):

-) Water Delivery System (irrigation) - Greg Muhonen explained history of initial irrigation system for the Springs including associated costs. Initial utilization of an old head gate just west of the boundary of the Springs to “feed” the pond was ended when the ditch company declared it abandoned. (Greg and Bryce Giesey proposed that the ditch company repair “their” head gate – to no avail; cost to the Springs to repair head gate would be @ \$10,000.00.) Greg further explained his investigation into, discussion with the Springs HOA Board, and the agreed upon decision to share in the management of water needs with the Overlook and to use raw water vs. treated water. Reducing HOA costs for the Springs was the goal to be kept in mind, and this conceivably is accomplished in that based on present needs, the yearly cost to date of \$400.00 can be reduced.

-) Volunteer Day relative to Spring Cleanup – Well attended and much accomplished.

-) Many volunteer based accomplishments that occurred on a one-time, as-needed basis, but also many jobs that are consistently done on an on-going basis, ie.: Mulch added to common areas, mowing of empty lots, trimming, weeding and spraying of weeds, repair to damaged trails within/surrounding the neighborhood, cutting/disposal of tree limbs, draining/cleaning of entry pond, assisting in prairie dog elimination/clean-up, etc. *(Note: No individual(s) names were mentioned relative to volunteering – community appreciation of tasks accomplished by all volunteers was stated as being tremendous, and the neighborhood in general knows of those who contribute and are profoundly grateful.)*

---Budget and Dues Structure

The HOA Board had unanimously voted on a dues increase to \$540.00/year. Much of the activity of the Board for the past three Board meetings addressed the issue of the reserve budget. Moreover, it was strongly felt that the capital budget need address issues as may in the future be deemed needing repair/replacement as for example, concrete replacement crossing Alpine Laurel Ave. just east of the mailboxes; fencing; significant trail damage; etc. The emphasis is largely on the neighborhood infrastructure in general as it relates to individual home valuation. In continuing – The current budget with the present dues structure was felt by the Board to be at a “maintenance level” and allows for little flexibility in building a sustainable reserve.

Pertinent Points Noted (re: this Agenda item):

-) Responsibility for ratification of the HOA budget rests with the Board; said budget can be rejected however with a 75% vote of the general, HOA membership – one vote for property owned. Said quorum of 75% was not reached at our meeting (noting as well absentee members who had made their opinion known). Moreover, the majority of the members at this year’s community meeting voiced support. A further point suggested was that for an HOA to not plan a reserve contingency does not represent well to potential investors or their realtors, especially if said HOA is often times relying on special assessments.

-) There were as well noted opponents to an increase in the dues structure. One member submitted a detailed letter of opposition in which numerous (and worthy) points of information were raised. The Board is committed to work on the behalf of the entire neighborhood, and as one of our new Board Members implied, the budget is not static in being applied, but can be a “hybrid” in adapting to needs. Further, the board strongly would support the involvement of all members in the budget development process.

-) As the developer of both the Springs and the Overlook, Greg Muhonen commented on the topic of “volunteering” at this point in the meeting. Appropriate in that some opposition to a dues increase was from individual members who are gratefully acknowledged for their contribution to the community through their volunteering of much time and effort. Greg was very complimentary of the volunteering by members of the Springs community and pointed out that if this volunteering were taken out of the equation, the community would then have to decide how to pay for some needed repairs/upkeep, or determine where the work would come from.

-) A member asked if a volunteer who did a great deal of appropriate work in the neighborhood, could they somehow be “reimbursed”. Another member aptly responded with the suggestion that if someone would seriously commit to a “task” at hand (ie., commit throughout the entire “growing season” to mowing/trimming the entry area to the neighborhood – to “own that” as their obligation), they could then be compensated in terms of a reduction in their dues. *(Note: It was emphasized that were a person to “volunteer” in a task as in this example, the level/amount of work completed by overall volunteering within the Springs is still very much noticeable and appreciated. It is hoped that a person who “volunteers” for the above noted example doesn’t stop there relative to their contribution to the neighborhood. To be remembered – Greg Muhonen’s acknowledgement of the volunteering in general taking place within the Springs.)*

---Committees

Three committees were discussed – a “coordinating member” chosen for each:

- 1) Social – Cheryl Lyon

- 2) Decorating – Cheryl Lyon
- 3) Spring Clean-up – Carol and A.J. Rieser

---Open Discussion

-) DRC (item) – Lot 5 Landscaping – “in planning process”.
-) Re: United States Flag – The boy scouts astutely noticed during their flag awareness training that our U.S. Flag was tattered. Upon lowering, and after noticing the wear, it was folded appropriately but not raised as is in order. Nathan Hinkle will look into getting a replacement flag and noted that he knew of a facility that has good used flags that would be less expensive than the \$110.00 for a new flag.

Meeting informally adjourned at (@) 9:00 p.m.

9:05 – (Brief) Board Meeting with with new members called to order by Carol Barrow, HOA President.

-) Members present: Carol Barrow, Greg Muhonen, Ed Beck, A.J. Rieser, Jodi Hunter, and Darryl Lyon.

Discussion regarding Board Responsibilities/Protocol and Procedures followed in selecting new officer of the HOA Board of Directors for 2009:

- Board President – Darryl Lyon (Carol Barrow to act in an “at large” capacity in support)
- Vice President – Greg Muhonen (continuing).
- Treasurer – Ed Beck (continuing)
- Secretary – A.J. Rieser (continuing)

9:15 – Motion to adjourn meeting/second – Adjourned.

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