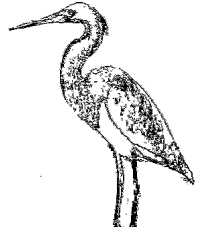


The Springs at Mariana
Home Owners Association, Inc.

Date: Monday, Sept 28, 2009
Time: 6:30 PM
Location: Wiltgen Home
 5360 Light House Point



MEETING MINUTES

Attendees: Darryl Lyon _____ Cheryl Lyon _____ Greg Muhonen
 Mark Vaughn _____ Marilyn Wiltgen _____
 Carol Barrow _____ Bob Wiltgen _____

2010 Budget Review

Marilyn presented the current 2009 budget updated with expenditures to date, projected year finish, and recommended budget by category for 2010. We used this as a starting point and then discussed needs and moved funds accordingly. Some of the decisions include:

- Increased weed mowing by \$250 to allow for mowing around trail up to 2 times more, if needed in Spring.
- Eliminated the repairs/extraordinary maintenance line (-\$500).
- Increased trees budget to \$650
- Increased tree circle sterilization from \$230 to \$400 to allow for sterilization around fence posts.
- Reduced landscape materials from \$1250 to \$100 (decided we do NOT need to lay mulch in 2010).
- Funds from reduced landscape materials were moved to path maintenance such that we can begin to resurface damaged areas of the path. Budget was increased from \$300 to \$1200.
- Eliminated the Lights budget line (-\$50).
- Changed the Raw water rental line from \$400 to \$50. Greg communicated that he will rent his raw water to the Springs and Overlook again. Per the agreement established in 2008, the Springs portion of the raw water cost per year is approximately \$43.
- Established a Social activities/Decorating budget line and allotted \$500. This is intended to cover some costs of neighborhood socials as well as allow for us to begin acquiring decorations such as LED Christmas lights.
- Changes to the capital budget included:
 - Continuing to accrue funds for pump replacement at the rate of \$300/yr.
 - Continuing to accrue funds for replacement of concrete slabs at the rate of \$600/yr.
 - Other capital improvement categories will be 'foot-noted' to list potential fund uses. This includes fencing, out buildings, and picnic area improvements.

It was noted and agreed by all that there will be NO DUES INCREASE in 2010. The current structure is allowing for ongoing operations, necessary repairs, and is building reserve.

Design Review Committee Report:

1. The members of the 2009 Design Review Committee are Greg Muhonen, Marvin Morganti, Sarah Nelson

and Marlene Cavanaugh. Update by Greg: Eddies will submit a landscape plan for the open space behind their lot. Full landscape plan will follow at a later time.

Social/Decorating Committee Report:

- 1. Planned Events: Fall chili cook-off. Date and details forthcoming.

New Business:

- 1. Set date and agenda for annual meeting:

DATE: Tuesday, November 24
6:30 pm
Overlook Sales Office

AGENDA:

- Welcome and Introductions
- 2009 Review
- Budget Review
- BOD Elections
- Request for interest in Raw Water Supply Manager position
- Questions and Answers

- 2. BOD positions for 2010

There are three positions being vacated in 2010 including Mark Vaughn, Ed Beck and Carol Barrow. It was agreed that board members will begin to talk to neighbors about their interest in serving.

- 3. Annual meeting logistics

Marilyn will update the budget with agreed changes and send out to BOD on Tuesday. Darryl will write a letter to the general membership by Friday, October 4. Along with the budget, this letter will be sent by mail to the general membership 30 days in advance of our annual meeting. The letter will indicate the Board’s intention to approve the budget and allow approximately 10 days for feedback to any board member. The letter will also include an invitation to the annual meeting/gathering.

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		Term expires January, 2010
Director 2:	Ed Beck	Treasurer	Term expires January, 2010
Director 3:	Mark Vaughn		Term expires January, 2010
Director 4:	Greg Muhonen	Vice President	Term expires January, 2011
Director 5:	AJ Rieser	Secretary	Term expires January, 2011
Director 6:	Darryl Lyon	President	Term expires January, 2012
Director 7:	Jodi Hunter		Term expires January, 2012

