

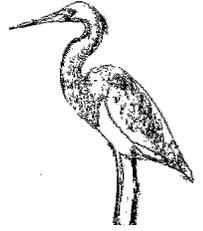
*The Springs at Mariana*  
**Home Owners Association, Inc.**

-----2009 COMMUNITY  
MEETING-----

**Date:** Thursday, Nov. 24, 2009

**Time:** 6:30 PM

**Location:** Office at The Overlook



**MINUTES**

**Attendees:** Scott & Carol Barrow Greg Muhonen  
Charles & Marlene Cavanagh A.J. & Carol Rieser  
Bryce Giesey Bonnie Rowland  
Steve & Jodi Hunter Mark Vaughn  
Darryl & Cheryl Lyon Bob & Marilyn Wiltgen (Prop. Mgrs.)

**Agenda:**

---Welcome and opening remarks/presentation of agenda/initiating introductions – Darryl Lyons, HOA President.

---) Prior to the summary of 2009 – Election of Board Members: Darryl opened the floor for nominations of new HOA Board positions to fill the positions being vacated as of January, 2010. Mr. Charles Cavanagh (nominated by Marlene Cavanagh/second by resident) and Mr. Josh Nelson (nominated by Carol Barrow/second by resident) were unanimously chosen. (Refer to minutes re: brief Board Meeting at the conclusion of Community Meeting minutes.)

---2009 Summary:

As recapped by Darryl Lyon:

- ) Two large Cottonwood Trees, initially thought to have to be taken out entirely, were instead pruned back. Consensus now is that the trees responded positively and appear much healthier.
- ) The pond lights, after several light replacements (entire) due to vandalism were retrofitted with a cage-like housing unit for each light. Since completion, no further damage has occurred. Mr. Bryce Giesey volunteered, then built and installed these housing units – most profoundly, we thank Bryce for his quality endeavors.
- ) Spring Cleanup this year focused on the re-mulching of the property as it faces 1<sup>st</sup> street. Additionally, vacant lots were inspected and wherever possible were picked clean of trash/left-over building materials/etc. which was then hauled to the dump. Some pruning of trees/shrubs occurred as well. Charles & Marlene Cavanagh did point out that a large pile of pruned, shrub branches remain to the SE of their house on Lot 28; as soon as weather permits, A.J. Rieser and Scott Barrow will load them in Scott’s pickup for transport to Loveland recycling. (Scott volunteered though not necessarily consciously.)
- ) A Social Committee under the most able direction of Cheryl Lyon was established during 2009. Two very enjoyable social gatherings have occurred – a 4<sup>th</sup> of July party, and a Chili Cook-off party --- more to follow in the future including a progressive New Year’s Eve progressive dinner. (Note: Some discussion took place relative to wishing that/notifying all community members of these social gatherings in hopes that all will participate. Cheryl, et al, plan and conduct these gatherings such that family “fun” is highlighted, and community relations is accentuated.)

-) Two new houses are under construction and should be completed by Spring, 2010. The house locations are: Lot 15 – owners-Michael and Lisa Eddy and; Lot 17 – owners-Timothy and Mary Pat Volek.

---Budget:

-) No Increase in Dues will occur --- (Now have a reserve, felt to be a significantly more positive position in comparison to a year ago as it relates to budgetary needs relative to community infrastructure repair and upkeep).

-) Open Discussion re: Budget (line item factors pertaining to Budget & specific infrastructure/maintenance & repair items included):

1) Re: Upkeep/repair of Path: Erosion and damage to path occurring; as coordinated by Bob, but as identified on an on-going basis by “path walkers”, decision made to start small and apply “breeze” materials to smaller areas as they are flagged.

2) Re: Fences: As indicated by Greg, privacy fences behind lot 1-4 are the responsibility of the respective homeowners of these Lots; the split-rail fences in the common areas of the neighborhood is the responsibility of the HOA. (Likewise, trees on individual Lots are the responsibility of the homeowner – trees in common areas are the responsibility of the HOA.) Charles asked about the “dollar amount” of the line item of the budget that referred to said Fences: it was explained by Marilyn Wiltgen that both the “repair” and “replacement” of fences were included in this one figure – thus the larger dollar amount.

3) Further general discussion occurred prior to move to accept budget as written – budget accepted.

---General Discussion:

1) Topic – Raw Water Discussion: Greg had a request relative to “overseeing” the irrigating of the Springs. By way of background – The Springs and The Overlook share a single raw water resource. (Discussion occurred relative to the benefit this provides the Springs – the outlay of money last year for the infrastructure to accomplish the transfer of water from the Overlook to the Springs (approx. \$2,500.00) has resulted in the Springs paying just \$42.55 for irrigation water this year.) Greg’s request was for a Springs resident to assist with the irrigation process – duties to include, on an every 10-14 day cycle, calling the ditch rider to confirm water is available, running said water for @24 hours, shutting the head gate when finished. Greg would provide the necessary guidance for who ever volunteered as well as partner with this person throughout the “watering” season. Scott Barrow (consciously this time) volunteered to assist Greg in this endeavor.

2) Topic – Dog Litter: Marlene pointed out the need to provide bags & stands such that persons walking their dog would be provided with the “means” by which they would pick up after their pet. Jodi Hunter had that information from a similar endeavor she was involved with in her (soon to be) previous community and will make said information available such that the community can proceed with the installation.

3) Topic – Lights in the Pavilion: The Community wishes to provide lights and electrical outlets for the pavilion. Bob Wiltgen was asked to obtain bids; Greg stated that he has a couple of names of electricians who could do the work. (Note: Bob did obtain a bid of \$900.00; Ed Beck has indicated that he would like a materials list that he could possibly price out – we could then present this to possibly electricians to see if we could get some more competitive offers. Further, Carol Barrow and Greg then both recommended the same person as a possible electrician – ongoing but good progress.)

4) Topic – Fire Pit: Discussion relative to building a fire pit @ the pavilion – Mark Vaughn to volunteer, A.J. assist. This would be a community-build endeavor and would occur in the Spring. Greg further suggested using certain rocks and flagstone pieces – further discussion will take place relative to this excellent idea.

5) Discussion took place relative to extending an invitation to the one resident of the Overlook to take part in activities (social activities in particular) here in the Springs. Greg was going to contact that resident as well as furnish a name/telephone number/address/e-mail address to A.J. to further encourage that resident’s involvement in our community.

6) Darryl specifically wanted to recognize all volunteers for their on-going efforts on the part of the up-keep and development of our neighborhood. In particular, Darryl wanted to recognize John Ores (and enthusiastically “seconded” by

all attendees at the Community Meeting) for his volunteer work throughout the entire neighborhood. The communities appreciation of John's efforts is most heart-felt.

**Meeting informally adjourned at 8:30 p.m.**

**8:35 – (Brief) Board Meeting with new members called to order by Darryl Lyon, HOA President.**

--Re: Election of Board Members - Meeting opened with Darryl officially welcoming and thanking Mr. Charles Cavanagh and Mrs. Josh Nelson (in abstencia) for their upcoming service to the Board. Additionally; during this brief Board Meeting, Greg Muhonen nominated/A.J. Rieser seconded the assignment of Board offices as follows:

Josh Nelson – Treasurer

Charles Cavanagh – Vice President

A.J. Rieser – to continue as Secretary

Darryl Lyon – to continue as President

Mr. Greg Muhonen and Ms. Jodi Hunter have agreed to continue as members at large.

**OF GREAT IMPORTANCE:** It would be difficult to document the contributions, leadership, dedication, and camaraderie of the following three HOA Board members whose term expires January, 2010. Ms. Carol Barrow, Mr. Mark Vaughn, and Mr. Ed Beck, original Board members all, have contributed much to the reason for our collective enjoyment of residency in the Springs at Mariana; to simply say “thank you” does not cover our community’s appreciation and gratitude.

8:45 – Motion to adjourn meeting/second – Adjourned

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