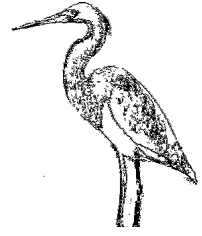


The Springs at Mariana
e Owners Association, Inc.

Date: Monday, August 10, 2010

Time: 7:00 PM

Location: 125 Alpine Laurel Ave.
(Rieser Home)



Adjunct Meeting – (Called in response to specific/situational issues relative to the Springs community)

MINUTES

Attendees: Darryl Lyon, Joshua Nelson, Greg Muhonen, Charles Cavanagh, A.J. Rieser
(Meeting called to order at 7:10.)

Primary Issues to be Addressed; Board Discussion/Decision Agreed Upon:

1)----Fire Pit – Need to re-engineer design such that some system of drainage is accomplished. Darryl had spoken with Bryce Giesey – suggestion made to rent a post-hole digger and drill two (approx.) 6-8 inch diameter holes in bottom of pit to the depth of (approx.) 4 feet. Said holes will then be filled with ¾ inch rock (gravel). (August 21st is the planned date to do this drainage work; Josh, A.j., and Darryl will be available.)

**Additional to discussion of the Fire Pit – Board members discussed the response to the letter sent by the board president to the community at large relative to the safe use/enjoyment/responsibilities & expectations of the fire pit. Only one response received relative to the “age requirement of the responsible adult” (suggested age 16). Board agreed that the appropriate age is to be 18. Additionally, the monetary fine associated with items/responsibilities not performed relative to the fire pit shall be \$25.00 (this will necessitate updating the fine list to be then mailed to all community members.

2)----Parking of Cars on Streets/Garbage Cans not being stored in garages – On-going problem that required attention; covenants clearly state that cars are not to be parked on street nor are garbage cans to be stored long-term outside of the building structure. An e-mail will be written indicating same (and pertinent paragraphs quoted from the Lot Information Packet), reviewed first by the entire HOA Board, then sent to the respective neighbors where said occurrences happen.

3)----Doggie Stations – Discussion resulted in the feeling that as we are a small neighborhood, initially one Bag Dispenser station will be set up (perhaps on a post as you enter the trail either on the “park side” or the “mail box side” of Alpine Laurel Ave. If in the course of a year, additional requirements of more stations, additional trash cans, etc. are felt needed we will add as necessitated. Cost to be approx. \$100.00.

4)----Recruitment of Two additional Board Members – Darryl has had brief conversations with Michael and Lisa Eddy – some interest was expressed; additional recruitment efforts on the part of all Board members to continue.

5)-----Additional Responsibilities/Expectations of Property Managers – Discussion occurred relative to possible follow-up with community members not in compliance (in any manner of expectation) with Items 1-3 (above) and additional scenarios as may occur from here on. Responding then, the Board felt that an e-mail initially (or possibly even a visit by a Board member(s)) with the party in question should occur. If additional contact is deemed necessary, it was felt that this matter should then be referred to the Property Manager (Bob/Marilyn Wiltgen) for action with the expectation then that the Property Manager would continue to follow-up until the matter is resolved, all the while of course reporting to the Board.

Additional Items Discussed/Action Decided Upon:

-----Two Trees will be replaced – (one to be behind Josh Nelson’s house). Bob Wiltgen will be asked to check the drip system particularly relative to this tree as it appears not to be working. Additionally, Bob is asked to check status of ruts in trail behind the corner house (lot 17) and report to board.

-----Cracks in decorative concrete in front of mail boxes – Greg spoke with a person who states that he has overlaid a thin concrete layer at other locations that have held up well. Discussion then took place relative to having this done for a “temporary fix” until such time as the City of Loveland will repair the streets within the Springs. Josh Nelson will contact a “Dave Debar” of the City of Loveland to ascertain the schedule for the repair of our streets. If we could temporarily fix said area until our streets are repaired – then replace this entire section on a more permanent basis.

-----Relative to the houses on Lot 1 (Jim Steinhauer); Lot 11 (Obsideo LLC-Brian Stribley); and Lot 17 (PNC Realty Svc-K. Mirza, REO), Darryl will attempt contact relative to obvious repairs needed/ landscaping/general up keep. Covenants dictate that the property owner maintain property to a greater standard than these properties currently do.

-----A community member complained of the trailer that has set outside Lot 15 for three weeks. New to the community, the persons (Lot 15) will be approached relative to the need to move this trailer, an issue of which he may be unaware.

-----Greg will e-mail (e-mail sent 08-10-10) Bob and Marilyn relative to the tree (discussed above) and ask as well if Marilyn would develop a proposed budget for 2011 for a meeting late September.

(Motion to Adjourn by A.J. – Greg Seconded – Adjunct Meeting adjourned at 8:39)

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