

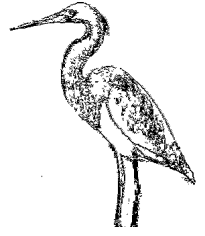
*The Springs at Mariana*  
**Home Owners Association, Inc.**

----- *2010 COMMUNITY MEETING*-----

**Date:** Thursday, Nov 18, 2010

**Time:** 7:00 PM

**Location:** Overlook Sales Office  
 Loveland, CO



**MINUTES**

**Attendees:** Scott & Carol Barrow                      A.j. & Carol Rieser  
 Michael Eddy    Josh Nelson  
 Mark Vaughn    Charles & Marlene Cavanagh  
 Trisha Coberly    Darryl Lyon  
 Marilyn & Bob Wiltgen                                      Greg Muhonen

**7:20 p.m. – Meeting called to order:**

Welcome with opening remarks/presentation of agenda/”roll call” introduction of person’s attending – Darryl Lyon, HOA President.

**---2009 Summary:**

As recapped by Darryl Lyon:

-) Two houses at 323 Meadowsweet & 307 Meadowsweet either having been on the market or under construction have seen residency assumed or construction completion. The structure at 316 Meadowsweet (“Castle House”) is believed to have serious interest shown and is expected to close soon. Additionally, two properties at 371 Meadowsweet and 133 Alpine Laurel Ave. have been sold - the Meadowsweet property slated to see construction begin within the month, the Alpine Laurel property as yet undetermined as to a construction start date.

-) A small group of community neighbors installed a Fire Pit at the pond-open space area for community enjoyment. A rather labor intensive endeavor, a strong note of thanks is due to Mark Vaughn, Charles & Marlene Cavanagh, Darryl & Cheryl Lyon, Scott & Carol Barrow, Bryce Giesey, A.j. & Carol Rieser, Greg Muhonen, Bob Wiltgen. (Do note that construction of the fire pit occurred over time/in several “shifts” so other persons have probably helped though not named here – their contribution is however equally noted and appreciated.)

-) Thanks largely to Charles Cavanagh a “doggy potty” station has been installed on the west side of the mailbox shelter structure. Evaluating the extent to which this one station will help to assure that owners of pets pick-up after their animals will take place throughout leading to additional stations/community discussion as needed.

-) A very warm thank you and note of appreciation goes out to Cheryl Lyon. At her direction, the social committee has been very active providing social/community gatherings for both adults and children in the community. Such “occurrences”/events as a Progressive Dinner Party, a Murder Mystery Party, and children’s

celebration as an Easter Egg Hunt, but to name a few have taken place. Note as well, and again largely coordinated by Darryl & Cheryl Lyon, in 2010 the Springs at Marianna lined Alpine Laurel Ave. with flags to welcome back, to thank, and to celebrate from a duty station in Afghanistan, Mr. Larry Gatti who along with his spouse Rebekah and sister-in-law, Jennifer, reside at 210 Meadowsweet.

**---HOA Board Positions:**

-) Four (4) open HOA Positions; filled as indicated below:

Greg Muhonen and A.j. Rieser nominated to continue on the Board by Carol Rieser – 2<sup>nd</sup> by Darryl Lyon.

Michael Eddy (new member) nominated by Darryl Lyon – 2<sup>nd</sup> by Carol Barrow.

Trish Coberly (new member) nominated by Carol Barrow – 2<sup>nd</sup> by A.j. Rieser.

**---Budget:**

Budget as presented by Marilyn Wiltgen was reviewed and accepted as presented. Note that no increase in dues are suggested; furthermore, as a result of the increase in HOA dues of two years ago, the Springs at Mariana has established a small reserve with which to address future concerns as they may apply.

**---General Discussion:**

-) Carol Barrow expressed interest in Christmas Decorations at the entryway to the Springs. Suggested putting out a request for bids to have decorations done. Bob Wiltgen stated that many landscape companies do decorating however, it can be very expensive. A.j. & Carol Rieser having some trees removed from their property and will ask the company doing so for an estimate

-) Irrigation Water system as “partnered with” the Overlook was discussed – generally felt strongly to be a “win-win” system return for the \$3000.00 investment in the infrastructure of two years ago. Scott Barrow (dubbed “Aqua Man” and certainly worthy of the gratitude of the community for his efforts) has been controlling the filling/distribution of the pond. Through his management, out Pond has been kept full much more consistently this past year adding to the aesthetic nature of our community and yet not exceeding our water limits. Charles Cavanagh and A.j. Rieser, upon starting up of the water system in the Spring will learn Scott’s practices as a back-up.

-) Carol Rieser voiced concern about the chipped, decorative concrete in front of the mailboxes. Greg Muhonen responded that, as discussed in a previous board meeting, this can be costly and repair should probably be held off until such time as the Springs at Mariana as part of the scheduled rotation by the City of Loveland has the streets chip sealed/treated/repared.

-) Split-rail Fence repair briefly discussed – Greg Muhonen stated that this is part of capital improvements and that money is gradually building to address such repairs as needed. (Currently reported as having @\$3000.00)

-) Marlene Cavanagh questioned the gate to the west of the Springs property being constantly left open. Again Greg responded, this is done so for purposes of the access by the ditch rider.

-) Mark Vaughn in a question for both Darryl Lyon and Greg Muhonen asked about the snow removal of the streets in the Springs after a significant accumulation; discussion ensued:

a) Generally the City doesn’t plow the streets in the neighborhood; however, the City has been using the Springs as the western most area to turn around and consequently has plowed in recent years a single lane throughout Meadowsweet Circle via Alpine Laure Ave. – the Springs obviously have been benefiting from this.

b) Greg Muhonen has done plowing as well after recent storms, however if there would be a significant snow storm, snow removal would be of some concern. Bob Wiltgen stated that a group in the the Cove utilizes a back-hov for \$5.00/hr. Concern as well that the Cul de Sac is not included in the “plowing” that is presently done. Discussion led to possibly having a “Cul de Sac” resident making a “call” once a 1-foot threshold has been met re: snow depth, and then contacting auxiliary services of some kind – Bob Wiltgen & Greg Muhonen to provide list of

snow removal companies/persons.

c) Additional discussion at the next Board Meeting will take place regarding this.

-) Relative to the Social Committee as coordinated by Cheryl Lyon, another Progressive Dinner will be planned for New Years Eve, 2010 – more information to follow. Also, Charles Cavanagh wants to begin a poker night in the neighborhood, more information to follow re: this as well.

---No Further Discussion – Move to adjourn at 8:40 p.m., by Greg Muhonen – 2<sup>nd</sup> by A.j. Rieser – Adjourned

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**Brief Board Meeting for new (and current) Board Members** followed for purposes of election of officer: results as follow, (Called to order by Darryl Lyon – 8:45 p.m.):

President - Darryl Lyon

Vice-president – Charles Cavanagh

Treasurer – Josh Nelson

Secretary – A.j. Rieser

Board Members at Large – Trish Coberly, Mike Eddy, Greg Muhonen

-----Motion to adjourn/adjourned – 9:00 p.m.

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