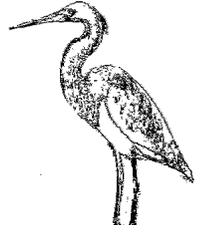


The Springs at Mariana
Home Owners Association, Inc.

Date: April 26, 2011

Time: 7:00 p.m.

Location: Lyon Home
 230 Meadowsweet Circle



MINUTES

Attendees: Darryl/Cheryl Lyon; Bob/Marilyn Wiltgen; Chuck/Marlene Cavanagh; A.J. Rieser, Jr.
 Mike Eddy; Trisha Coberly; and, Greg Muhonen.

Meeting called to order: 7:05, Darryl Lyon, President.

Review/Approval of Minutes from 2010 Community Meeting:

-----Motion to approve – Greg Muhonen; Second – A.j. Rieser.

Property Managers Report:

-----Bob Wiltgen indicated that the seasonal weed control will begin shortly – weed growth is needed to be well established and is not “ready” as yet. Additionally, the annual clean-up of the Water Feature at the entrance of the neighborhood is to be conducted beginning on 29/April or shortly after. Lastly, due to observed gap in coverage of the sprinkler system to the south of the Pavilion, a new sprinkler has been added; system ready to go though at this time it remains off.

Design Review Committee Report: -----

Old Business:

-----Primarily concerning the Jim Steinhauer residence, 109 Alpine Laurel Ave. The property is owned by the Mr. Jim Steinhauer’s mother; moreover, Jim Steinhauer does not live there but has in turn leased the property; discussion entailed:

1. Jim Steinhauer requesting that all communication come to his forwarding address/telephone number/e-mail address (“whatever”) and “not go to the mother”. This was questioned by Darryl Lyon, and by other Board Members, in that the Covenants (“at the least”) dictate that the communication regarding properties need to be with the owner of record.
2. Marilyn Wiltgen summarized problem of timely HOA dues payment since Steinhauer’s move into neighborhood, indicating that an initial payment was made relative to the warranty deed in a timely manner – nothing since. Four certified letters sent by Marilyn with a detailed correspondence record and billing notice were returned with incorrect address indicated. The “mother” was finally involved in communication though stating that she had not been in receipt of any correspondence and was hesitant to rectify the problem.
3. More recently, after communication with the “mother” was established, the past two years of HOA dues were paid. Note though: The property was put under lien in 2009 and has accrued \$475.00 in past due penalty fees. Under this lien, the penalties accrue at \$25.00/month and no payment has been received relative to any past due amount. The “mother’s” argument is that no communication has been coming to

her attention rather it has gone to her son (Jim Steinhauer) and has not been forwarded.

In Continuing – Solutions to address this concern/problem were discussed, of which were included:

1. Greg Muhonen suggested that property improvement be initiated to correct/repair the settling of the retaining wall and wash-out under the side of the drive way. This would be done in lieu of penalties accrued. Further discussion regarding this suggestion detailed that under the covenants, the property managers were to be paid the fee of \$400.00; concern was voiced relative to having to pay said fee from the HOA budget (from fees already and timely paid by “Springs” residents).
2. Suggested by Mike Eddy and enlarged upon by Chuck Cavanagh, a suggestion was made to offer a negotiated settlement. Said settlement would entail the “mother” (and her “son”????) to pay the \$400.00 (due the property managers; and perhaps pay said sum on an abbreviated “payment” basis) by the end of the month of May, 2011. If paid, the Springs HOA would waive the \$75.00 of additional penalty fee as well as the \$25.00 due for the month of May. Discussion continued and said suggestion was agreed upon; Darryl Lyon to then call the “mother” and follow-up with a certified letter detailing this proposal. If “mother” declines, penalties remain in place per the covenants.

New Business:

-----Weed Control, etc. Bob Wiltgen stated that spraying for weeds will commence shortly however weed growth has to be well established and it is “not there” as of yet. The Water Feature at the entrance to the neighborhood will be drained and cleaned beginning on April 29 or shortly thereafter. Additionally, upon observation of dry spots in the grass area to the south of the Pavilion, an additional sprinkler has been added; the system is ready to go but as yet has not been turned on.

-----Several trees have been identified as needing to be replaced as they are dead. Three trees are dead behind Mike/Lisa Eddy’s residence, 323 Meadowsweet, and most probably due to the Elk. Bob Wiltgen was asked to follow-up with the Eddy’s/Marilyn Wiltgen will identify budget allotment; suggested that from now on any replacement of trees, especially surrounding the perimeter of the property, be protected by wire cages.

-----Trash cans continue to be stored on the outside of some residences; namely 363 Meadowsweet, the John Ores residence. The family will be approached regarding this either in person, or by written notice.

-----Spring Clean-up. May 21st was selected as the date for this year’s annual clean-up. Concentration will be on the following activities:

1. Chuck/Marlene Cavanagh will investigate/price a “river rock” to be spread around the water feature in order to replace the mulch which blows into the pond. The Cavanagh’s will contact Bob Wiltgen who will then to arrange the delivery of the material after the board has reviewed Chuck & Marlene’s findings.
2. The initial activity will be to set two crews, one going east/one going west from the mailboxes, with garbage bags to pick-up trash around the trail.
3. Two (or so) persons will clean out the under-drain, out-fall just to the west of the irrigation-system pond. Bob Wiltgen will allow the pond to drain some in order to facilitate this cleaning.
4. Marlene Cavanagh identified the need to provide a “quick fix” to the fence going west from the mail boxes.
5. A.J./Carol Rieser will host the clean-up day breakfast beginning at 7:00 a.m. at 125 Alpine Laurel Ave.

-----Justin and George are reported to be “alive and kicking” and happily co-existing to the south of the Lyon’s and Coberly’s residence.

Adjourn:

-----Thank you so much for your hospitality Darryl and Cheryl; motion to adjourn by Chuck Cavanagh/second by Trisha Coberly --- Adjourned at 8:35 p.m.

