

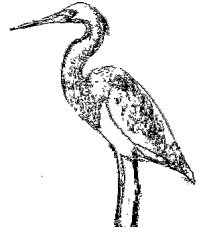
The Springs at Mariana
Home Owners Association, Inc.

-- 2012 COMMUNITY
 MEETING --

Date: November 14, 2012

Time: 7:00 p.m.

**Location: OVERLOOK Office
 Building**



MINUTES

Attendees: Trisha Coberly, Ginette & Ron Korngiebel, Bob & Marilyn Wiltgen, Scott Barrow, Greg Muhonen, Josh Nelson, Chuck, Marlene, & Zakary Cavanagh, A.j. Rieser, Jr.

Meeting called to order:

----7:05p.m.- Chuck Cavanagh, HOA President. Chuck welcomed all attendees followed by group discussion/comments relative to agenda items. Specifically discussed was how to encourage greater community involvement relative to community members offering/volunteering to become HOA board members; and, excepting of course personal/professional obligations, even taking time to attend the annual, community meetings. **Are there “Springs at Mariana” community members** who though having already served one term as a board member would consider doing so again? **Are there community members** having never served who would like to? Marlene Cavanagh suggested that all community members take turns on the board on a rotating basis – is this something that should be looked into? **Please let any board member** noted below of your desire to serve on the board, or of any other thoughts/observations you may have; **we are asking for your input/involvement.**

Further regarding the HOA Board a very brief Board Meeting was held at the conclusion of the Community Meeting and the following officers were elected; final Board Member appointments/comments follows:

Chuck Cavanagh – President.

Mike Eddy (Nominated for/appointed to) – Vice President.

A.j. Rieser – Secretary.

Greg Muhonen – Treasurer.

Trisha Coberly – Member at large.

Additionally, A.j. Rieser asked if a spouse could be a board member, the consensus was yes; A.j. will then ask Carol Rieser if she would be willing to serve on the Board.

Finally, do note that Josh Nelson’s board term has expired and he will not be renewing his involvement. Josh and Sarah Nelson will be moving in May or June, 2013. We expressed to Josh, and join all neighbors is saying that we’ll miss them greatly, they were tremendous community members, “awesome” people, and we wish them the absolute best in their new location (building a home/moving to the west of Centerra).

Budget Report:

----Budget as prepared by Marilyn Wiltgen approved; \$540.00/lot annual assessment to stay the same. Capital funds currently reflect @\$10,000.00 available; we will strive to maintain said amount and build on it in preparation for the significant expenditure of replacing the concrete pathway across Alpine Laurel Ave. from the mail box gazebo to trail on the opposite side of the street, (the timing for this job will be after the City of Loveland’s re-surfacing of the neighborhood – the scheduling of this resurfacing is not yet known). Marilyn indicated that for all

practical purposes, the Springs budget reflects a positive bottom line.

Property Managers Report:

-----Bob Wiltgen indicated that the drought did indeed have a significant effect on the property. Due to the dry conditions, Bob indicated that in the Spring, the area around the gazebo/fire pit, and possibly other areas as well, will be aerated. Afterwards mulch will be applied and then re-seeding will be done; in doing so, and hoping to capitalize on Spring rains, he feels that we can then restore the impacted areas.

Further, the water pump had to be replaced at the end of the season, it was heating excessively and could not maintain a flow/hold a prime when the water level was low. However, the budget was such that the purchase of the new pump was available with the \$\$ from that respective line item. The old pump will be looked at (expense wise/what is entailed) relative to re-building said pump for purposes of a "spare".

The materials to re-stain the gazebo's and the entry area smaller gazebo's have been purchased; initially, it was planned that the community members would do this staining. Discussion surrounded the extent of the job, the danger relative to the height of the gazebo's, etc.; it was decided that Bob should contact painters relative to a bid to complete this staining in the Spring. If we are able to obtain a bid within the parameters of the amount (approximately \$2300.00) we have available for the staining, the Board will commit to contracting out said staining.

Regarding overseeing the filling of the pond for purposes of irrigation of the common areas in the "Springs" and for the aesthetic quality of our neighborhood, it is supposed to be done by a member of the Springs one year, a member of the Overlook one year, and every other year on a rotating basis. Scott Barrow has done this for three years in a row and requested that someone else assume this task. Greg Muhonen will identify someone in the Overlook to do this beginning this coming Spring.

Design Review Committee Report:

-----Sarah Nelson, as indicated above, will be moving in May/June, 2013; she has served on the DRC for several years and is acknowledged for her insight/contribution. Thus stated, another person needs to take her place on the Design Review Committee. Please, if you have an interest, (it is not an extensive commitment but it is a very important one) notify one of the Board members.

Old/New Business:

-----Social Committee Chairperson. Presently, Anna Vaughn coordinates an annual Easter egg hunt; and Carol Barrow has indicated that she will be contacting neighbors relative to this year's Progressive Dinner, we've had such a dinner on New Year's Eve for two years. Since the Lyon's (Cheryl Lyon) moved from our neighborhood, we've not had one overall "social chairperson". Would anyone be interested in doing this? We've had before, and the discussion at the community meeting indicated that we'd like to see this continue, events as a Chili Cook-off; a pumpkin carving contest; and an ice-cream social. Neighbors, what are your thoughts on this – does someone want to coordinate all of the "social activities", or one of them – please let us know your thoughts. **Again, input and involvement is what is being looked for here, and thank you.**

-----Dates/Meetings to be aware of are as follows:

January 14, 2013-7:00 p.m., HOA Board Meeting at Chuck, Marlene, & Zakary Cavanagh's home.

April 08, 2013-7:00 p.m., HOA Board Meeting at A.j. and Carol Rieser's home.

July 08, 2013-7:00 p.m., HOA Board Meeting at Guy and Trisha Coberly's home.

October 14, 2013-7:00 p.m., HOA Board Meeting at Bob and Marilyn Wiltgen's home.

November 11, 2013-6:30 p.m., Annual Community Meeting at the Overlook Office Building

8:20 p.m. – A.j. Rieser moved to adjourn, Greg Muhonen second – carried.

Board President – Chuck Cavanagh

Vice President – Mike Eddy

Secretary – A.j. Rieser, Jr.

Treasurer – Greg Muhonen

At Large – Trisha Coberly

At Large – Carol Rieser

