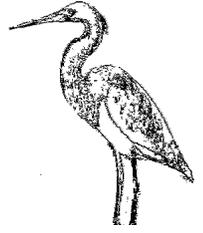


The Springs at Mariana
Home Owners Association, Inc.

Date: Monday, July 08, 2013
Time: 7:00 p.m.
Location: 350 Meadowsweet Circle
 (Coberly Home)



MINUTES

Attendees: Trish Coberly, Cynthia Dingae, Chuck Cavanagh,
 Greg Muhonen, Ronald Korngiebel, Bob & Marilyn Wiltgen,
 A.j. Rieser, Jr.

Called to Order at 7:10 p.m. – Chuck Cavanagh (Bd. President). (Normal Board Meeting agenda suspended (to a point)); initial concern for board discussion was:

- **---Recent Code Violations**, specifically parking of numerous vehicles, trailers/boats, company vehicles on streets. Also discussed was the failure of removing trash containers after garbage pick-up such that they are not seen from the street; and, vacant lots that have not been mowed in a timely manner.

Chuck stated that numerous informal complaints had come to his attention, but no formal complaint had been lodged. No action of course would be taken unless a formal complaint as defined in the Covenants was submitted.

Further discussion took place; Ron pointing to the importance of emphasizing a “window of time” (30 days) for our new neighbors to bring some “order” to the task of moving into a new home; Trish pointing out (with an antidotal tale re: Cheryl Lyons wanting to build motorbike trails for Trish’s kids) how community members will differ in their interpretation of the covenants. Further, Trish added, as did Ron, that with more neighbors moving into the Springs, adherence to the covenants needs to be emphasized. Chuck added as well that if a violation is evident, we as neighbors could initially, in a diplomatic and positive manner, approach the person with a concern that that (“*infraction*”) appears to not be in compliance with the covenants of our community and support them in their endeavors to rectify the situation.

Chuck further suggested that he felt it would be beneficial to address the code violations as indicated above initially with an e-mail to the community in which the following points would be included:

1. Identify the items brought to the attention of the Board as violating covenants. In so doing, suggest that each neighbor should take on the “community responsibility” of initially, respectively approaching the person(s) in question as indicated previously in these minutes.
2. If a grace period (a “window of time”) is needed (an “over-full garage” and no time as yet to “sift” through the items), that person should contact an HOA Board Member to ask for additional time.

Additionally, it was decided that along with the “Welcome Package” (that Ginette Korngiebel has so graciously “taken the lead” in coordinating/arranging for new neighbors moving into the Springs) a page with a tactfully discussed list of frequently violated infractions (“*sensitive*”) should be included.

 Additional items discussed included:

- Ron questioned construction trailers parked in the neighborhood – Bd. Decided that for the time that the associated (with the trailer) construction was taking place it was not a concern.

- Chuck pointed out that the irrigation, holding “pond tender” (one and the same for both the Overlook and the Springs) was driving onto the dirt path east of the mailboxes to check the pond when it was being filled. A.j. had noticed this as well, Greg will speak with the “tender” and suggest that only necessary service vehicles should be traveling on the path.

Property Manager’s Report/(“Springs” physical property issues discussion/action):

- Greg brought to the Board’s attention: “Street Trees”; specifically, Property owners have the responsibility of planting a specific varietal of tree (3” radius???) on their property between the sidewalk and street. If no sidewalk is in front of the property owner’s house, said tree should be planted within 5 feet of the street. He suggested that an e-mail should be sent to all property owners reminding them of this requirement. (“_____” shall send out the e-mail in question.) During this point of discussion, Ron indicated that he had a “cottonwood type” tree on his property and questioned if the development would be responsible for removal or would he. Greg indicated in response, that as it has been over 7 years since the tree was planted, it is the property owner’s responsibility; Ron requested approval to remove said tree/board approved.
- Bob brought to the Board’s attention: “Dead Trees”; specifically, There are 3 dead trees, two by Scott/Carol Barrow’s house and one “_____”. Scott Barrow has requested that a “Hot Wing Maple” be planted, approximate cost per Bob to be @\$800.00; adding a third, similar tree would total @\$1,300.00. In response, Greg moved/A.j. second that the Property Manager (Bob Wiltgen) access \$1,300.00 for planting in the above noted locations.
- Bob brought to the Board’s attention: “Drip System”; specifically, Bob and Robert (The Spring’s “sprinkler man”) assessed the drip irrigation system for the trees in the common area; some/many of the drip lines are so close to the base of the trees and are inadequate in watering expanding root systems. Bob will ask Robert to quote for repair of the drip system to be more fully adaptable to more mature trees.
- Greg brought to the Board’s attention: “Decorative concrete crossing on Alpine Laurel Ave, east of the mailboxes”; specifically, Greg has been made aware of the city of Loveland possibly re-surfacing the streets in the Springs by 2014(?) Board to decide to replace concrete crossing similar to what exists now, simply pave over that area with no decorative crossing. Initially though, the board needs to get a bid for replacing the crossing with the crosswalk similar to what is now there. Bob to procure this bid.

Miscellaneous Items.

- Chuck indicated that after some recent conversations, Mark Vaughn, Adam Morgan, and Bryce Giesey will be the Springs liaison persons to meet/converse with the Overlook liaison persons relative to the water/irrigation coordination between the two communities. Greg defined the role as: 1) Establishment of a line of communication between the two properties re: issues that may occur; and 2) Assure that all “liaison persons” know how to contact the ditch rider, and how to operate the irrigation system.
- Chuck suggested contacting Carol Barrow and Michele Mathews relative to putting on a summer, neighborhood ice cream social (of sorts) in light of many new neighbors moving into the Springs. He moved to provide (“funds as needed”) to accomplish this, Greg second; Chuck will contact Carol and Michelle.

Budget.

Marilyn gave a quick synopsis of the budget, indicated that we saved \$650.00 on the staining of the pavilion(s). Chuck moved/Ron second approval of the financials.

Accolades and a “shout out” Thank you.

To Trish Coberly for her excellent, newly created Spring’s Web-site. Professional in quality and beautifully presented, it can only add to the appeal and value of owning property in The Springs at Mariana.

8:20 p.m. – Chuck moved to adjourn/second Ron.

Board President – Chuck Cavanagh

Vice President – Mike Eddy

Secretary – A.j. Rieser, Jr.

Board Member – Trish Coberly

Board Member – Greg Muhonen

Board Member – Cindy Dingae

Board Member – Ron Korngiebel

Property Managers – Bob and Marilyn Witlgen
