

**The Springs at Mariana HOA
HOA Board Meeting Minutes
December 2, 2015 – 7:00 p.m.
Korngiebel Residence
363 Meadowsweet Circle**



1.0 Opening of Regular Meeting

- 1.1 The meeting was called to order at 7:10pm
- 1.2 Board members present were: Ron K., Scott K., Lisa E., Nancy G., Paul M., Cyndy D., and Barry C.
- 1.3 Guests present were: Ginette K., Iann C., Christine and Roger H., Carol R., Marlene and Chuck C., Mark and Kathy B., Scott B., Bob and Marilyn W.

2.0 Adoption/Approval of Agenda

The agenda was approved by unanimous consent.

3.0 Approval of prior meeting minutes

- 3.1 Formal Adoption of the Executive Board Meeting minutes of Oct. 12, 2015

Found at: <http://marianasprings.com/wp-content/uploads/Minutes2015.10.13.pdf>

These minutes were approved by unanimous consent.

4.0 Reports

- 4.1 Board President Report by Ron Korngiebel: see new business
- 4.2 Water Committee report by Scott Kukral. The board and guests congratulated Scott and the water team for managing an attractive full or nearly full pond this past summer and appreciates the study and monitoring that it required to accomplish this.
 - 4.2.1 Water lease plan for 2016. Scott recommends that one rental share of SSDC water and one acre-foot of C-BT water be acquired in 2016 to complement the 1.5 shares we currently own. The SSDC water could possibly be rented from Greg Muhonen, Steve McMillan, or other owners, and the C-BT water acquired by auction.
- 4.3 Treasurer Report by Lisa Eddy
 - 4.3.1 Expenses vs. budget projected thru the end of the year. Most line items stayed the same for 2016. We have savings in landscape and

maintenance and hope to be \$5600 under budget from 2015. Roughly \$28,000 was collected and \$23,000 was spent. We will need the savings to purchase a pond aerator in 2016, since the one purchased in 2015 was returned for unsatisfactory performance.

- 4.3.2 Projected remaining reserves at the end of the year. \$5600.
- 4.3.3 Projected savings account balances for end 2015. \$6000 in reserve or savings account. \$4,300 in checking.
- 4.3.4 Progress on access to HOA financial accounts. Lisa, or the elected HOA treasurer, will now be a signatory on the HOA bank account and will have the ability to look at every expense on-line in real time. The current budget is in good shape.
- 4.3.5 Summary of the 2016 budget. (Spread sheet attached.)
- 4.3.6 Note: The Board has already voted to adopt the budget but according to the bylaws, the owners have the final word. Unless 75% of the owners present reject the budget, it is approved for the following year. Note: this rule should be checked for accuracy and compliance with HOA state laws in 2016.
- 4.3.7 Vote on the 2016 budget. Vote results will be recorded by the Secretary. There were 16 votes approving the 2016 budget and 1 against.

4.4 Design Review Committee report submitted by Marlene

4.4.1 Updates on lots from last report:

Lot 5 - framing completed on Omar Ybarra's 2130 square foot ranch (plus a basement, total 4260 square feet).

Lot 32 - completed (including landscaping) and new owner (Lauren Kaven) has moved in

Lot 11 - interior in progress, expect completion by end of year

Lot 7 - interior in progress, spec home, expect completion by end of year

Remaining Lots:

Lot 30 - status unknown, lot had been for sale

Lot 28 - sold, owners in the military and plan to build in several years

Lot 24 - DRC saw initial plans, but the builder backed out

4.5 Property Manager report by Marilyn and Bob Wiltgen

- 4.5.1 Voles in Common area. Vole tracks have been seen recently. They leave and come back. Environmentally sensitive methods will be used again to rid the community of voles in spring 2016.

- 4.5.2 Status of the aerator. A new aerator will be installed in the pond in 2016.
- 4.5.3 Status of trimming/removal of the willow by the pond in the common area. The dead/dying willow has been removed.
- 4.5.4 Scott K. asked Bob to explore removing toxic weeds on the west side of the ditch on the HOA's west side.

5.0 Welcome basket report by Ginny Korngiebel

Ginny has two welcome baskets ready to be delivered and does not need contributions at this time. She will, however when the final three lots are built and occupied.

6.0 Public Participation

- 6.1 Any Homeowner who would like to attend the Meeting as a Guest should try to give advance notice to the Board as well as the host/hostess, so appropriate accommodations can be made.

7.0 Unfinished Business

- 7.1 Small Grants for Community Partnering update by Nancy Garcia

- 7.1.1 Status of grant application. We were approved for a \$2000 reimbursement grant from the Larimer County Open Space for enhancements to our common areas. The board will be seeking community input and engagement in selecting bird houses to install and native plants to plant in the spring. The grant has a \$1000 match that can consist of community labor at \$22 an hour. Further information will be coming as we get closer to planting time. The grant will become official on February 25.

7.2 New Business

- 7.3 Greg Muhonen will resign as the chair of the Design Review Committee (DRC). He has done a great job of guiding this community to be one of the premier developments in this area. Thank you Greg!
 - 7.3.1 The by-laws of the Springs requires the presence of of a DRC. Now that Greg/TWL is no longer in control, nominations to the DRC will be made and voted upon the board.
 - 7.3.2 Nominations and voting by the board. Marlene C., Andrea D., and Brian T. were nominated and unanimously elected to serve on the DRC.
 - 7.3.3 The New DRC will meet and select a chair and then notify the board of its decision.

7.4 Two board positions will expire at the end of the year (Ron K and Cyndy Dingae). This is the meeting when those positions will be filled

- 7.4.1 Nominations can be from anyone and a vote is required on candidates. Roger H. and Marlene C. were nominated and unanimously elected to serve on the 2016 board to replace Ron K. and Cyndy D.
- 7.4.2 Once nominations are voted on the new board retired to another part of the house to nominate/vote on officers that will serve for the next year. Results were communicated to those in attendance and placed into the official record.

Roger H. was unanimously elected President by the 2016 board. Other officer positions will remain the same: Scott K. as Vice President, Nancy G. as Secretary, and Lisa E. as Treasurer. At-large members are Paul M. and Barry C. and Marlene C.

Gifts were presented to Greg M., Ron K., and Cyndy D., in appreciation for their years of service, care, and concern about the quality of our neighborhood. Thank you very much.

The board also recognizes and thanks Trish Coberly for regularly updating our website.

8.0 Adjourn

The meeting was adjourned at 7:50pm.

The next meeting will be January 13th at 7pm at Lisa Eddy's house.

