

**The Springs at Mariana HOA
HOA Board Meeting Minutes Final
May 9, 2016– 7:00 p.m.
Gaspers / Kukral Residence
250 Meadowsweet Cir**



1.0 Opening of Regular Meeting

- 1.1 The meeting was called to order at 7:05
 - 1.1.1 Scott Kukral acting as interim President
- 1.2 Board members present were: Scott K., Lisa E., Nancy G., Paul M., Marlene C., Marilyn W., and Bob W. Absent was: Barry C.
- 1.3 Guests present were: Brian T., Fred G., Ron K., Ginnette K., Omar Y., Andrea D., and Anne G.

2.0 Adoption/Approval of Agenda: Approved by unanimous consent

3.0 Approval of prior meeting minutes:

- 3.1 Formal Adoption of the Executive Board Meeting minutes of March 15, 2016
Found at <http://marianasprings.com/home-owners-association/>.
Approved by unanimous consent.

4.0 Ongoing Project Reports

- 4.1 Scott Kukral - Board President Report
 - 4.1.1 Letter of resignation from Roger Holloway
Roger's letter was accepted by unanimous consent per the process described in the SMHOA by-laws section 5.06b.
 - 4.1.2 Board vacancy
Roger's resignation creates a vacancy on the board. Interest has been expressed by both Omar Y. and Ron K. to be considered for the vacant seat.
- 4.2 Lisa Eddy – Treasurer's report (Please see Financials attached to this report.)
The budget is in good shape. Lisa is now able to see budget transactions in real time.
The board would like to see our reserve fund grow about \$2,000 to \$10,000.
- 4.3 Marlene Cavanagh - Design Review Committee report:
 - Landscaping approved for Ybarra's.
 - Hinkle's are changing the exterior color of their home and will submit samples to the DRC.
 - Vacant lots have been contacted regarding mowing the weeds.

4.4 Scott Kukral - Water Committee report

Ditch operations probably are to begin this week. C-BT water costs were shared with the Overlook HOA. Travis, the new ditch rider, plans to flush the ditch then we will install the check board, which will be in place for the rest of the season. We purchased sand bags and attached a tarp to the check board to improve our draw from the ditch. Travis currently wants us to call him before opening the gate.

Pond expansion – I spoke with Army Corp of Engineers and a recommended biologist regarding wetland delineation and permitting. We need a biologist to prepare a report and submit it to the Corp with a permit application to see if they will claim jurisdiction, and if so we need a permit. If not, we're free to do whatever we want. Pre-construction costs would be between \$1000 and \$1500 with no guarantee that a permit would be issued. I still don't have construction costs from Travis. Given the requirements necessary to proceed, I don't think that the potential value is enough to continue and recommend abandoning the project at this time. If circumstances change in the future we can explore it again.

4.5 Nancy Garcia and Andrea Dunn - Community Grant report:

4.5.1 Current Grant project:

The bird and butterfly garden was re-plotted in the common area to accommodate the existing sprinkler heads. It is roughly 40 x 40. A core group of neighbors obtained eight truckloads of mulch to cover the grass instead of glyphosphate (RoundUp). Native plants have been ordered from the High Plains Environmental Council and will be picked up on 5-12. Other plants will be purchased as needed. We plan to purchase boulders and path materials from Crystal Landscape (with the property manager's discount) when the path is designed. We will be asking for volunteers to help plant this beautiful native garden this spring and summer, and help complete all aspects of the garden including laying out the path, placing identifiers on the plants, and adding more mulching.

4.5.2 Future Grant opportunities will be revisited at the next meeting.

4.6 Barry Carithers (Nancy presenting in Barry's absence)

4.6.1 Library update:

The Little Library is coming along nicely however we are waiting for a piece of hardware that is on back order due to the popularity of this item in WoodWorkers magazine.

4.6.2 Picnic table update

Roger & Barry were working on this together. First they contacted a local concrete preform construction company regarding the cement tables, but they were too expensive. Then they contacted several small companies located around the state for their table prices. The nicest ones were from a company located far away making delivery costs unacceptable. A company located in Windsor also manufactures picnic tables but the finish work was unacceptable. Picnic tables from Home Depot, Lowes, and several of the farm product related stores were as also explored, but these products were not sturdy enough for our requirements, or did not fall into the category of an 8 seating table with attached bench. Currently Barry is still daily looking on Craigs List "Ft. Collins" for something that might be acceptable. Should anyone else have other sites to explore or local locations where a heavy-duty 8 seating table can be found at a reasonable price, he would be happy to hear from them. The project was further discussed and it was decided to postpone any purchase until our reserve amounts were higher.

4.7 Marilyn and Bob Wiltgen - Property Manager report

4.7.1 D&O coverage update. Directors and Officers insurance was purchased and went into effect 4-16. It covers board members and volunteers doing board sanctioned projects.

4.7.2 Voles in Common area: problem solved for now.

4.7.3 Status of the aerator: we are waiting for delivery of the new "quiet" version to be delivered in two weeks. It should help keep the algae down.

4.7.4 Cost/Feasibility of just plowing Mountain Iris on lesser snowfalls? Bob to find out if the plowing business we are using has a minimum charge to do Mt. Iris only next year.

4.7.5 Cost / feasibility of additional mowing around path, or weed mitigation: Discussion ensued about the existing confusion about who takes care of areas adjacent to the perimeter path, and on what schedule. Bob requested more direction from the board, however, we should be aware that increased services beyond the existing mowing and weed control schedule will increase our costs as mowing these areas requires different equipment. The topic of forming a neighborhood landscaping committee, and better defining neighborhood aesthetics was discussed and deferred to the next meeting. As always, residents with concerns about our landscaping contract should contact the HOA president and not the property managers directly. We will continue the status quo with with additional direction to the property managers from the board as to when mowing and weed control may be needed.

4.7.6 Cattail removal: Brian T. and Ron will attempt to pull the cattails using Brian's fishing boat.

4.8 Ginny Korngiebel - Welcome basket report. The neighborhood has participated in creating 18 welcome baskets and the 19th is ready to go.

5.0 Public Participation

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

6.0 Unfinished Business

6.1 Review of bylaws and covenants: We will abandon the expensive legal overhaul of our current documents and create a preface statement (on-line and to go with hard copies) which will explain how the community has evolved. Ron will create a draft document which will update the outdated language (for example "telegraph") and explain and clarify changes from TWL leadership referenced in the documents to our current situation.

6.2 Cancellation of cleanup day

6.2.1 Rock vs mulch: Rock will be refreshed on First St. Mulch will be installed on the island on Alpine Laurel.

6.2.2 Reschedule: The clean-up day will be rescheduled to fall, 2016.

6.3 Calendar functions

6.3.1 Outdoor movie: This project is dropped for lack of a sponsor.

7.0 New Business

7.1 Board vacancy – nominations / election of replacement . Ron and Omar were nominated to replace Roger who resigned effective 4-30-16.

7.2 Election of Board President. Ron was appointed by a majority vote to the office of President, for the remainder of the term (until new elections are held after the next annual meeting, by the incoming board). All other officers remain the same.

7.3 Discussion - Changing role of the Design Review Committee? The DRC exists in perpetuity,

as an independent check and balance to the board. It's purpose is to promote the continuity and aesthetics of the community. DRC decisions can be appealed to the board. Now that the community is almost completely built, should the purpose of the DRC change? This discussion was deferred to the next meeting.

7.4 Communication and engagement of HOA community

7.4.1 Roster and email list.

7.4.2 Officially make email an approved method of disseminating information to homeowners? Scott K. has agreed to manage the official e-mail list. It is used to inform residents of board activities and information from the city or county of relevance to residents. Residents will have an opportunity to opt-out of being on the official e-mail list. Blast e-mails will be sent with blind copy.

7.5 Discussion – spray for mosquitos? Ditches and wetlands (West Nile / zika?) Scott K. sent a letter from the City of Loveland to all residents (via email) regarding the zika virus, costs of additional spraying, and general prevention practices. The zika virus is not in our area at this time.

7.6 Flag at entrance: Our property managers have replaced the torn flag. They cost about \$100 and last for about one year.

8.0 Other Business?

8.1 All costs for hosting our name and web domain will be born by the HOA.

9.0 Next meeting: Tuesday, July 12th, 7pm.

9.1 Location: the pavilion in the common area.

10.0 Adjourn: We adjourned at 9:30pm.