

**The Springs at Mariana HOA
Final Board Meeting Minutes
July 19, 2016 – 7:00 p.m.
Outdoors At The Pond Pavilion**



1.0 Opening of Regular Meeting

- 1.1 The meeting was called to order at 7:10
- 1.2 Present were: Ron K., Scott K., Lisa E., Nancy G., Barry C., Paul M., Marlene C., Bob W., Marilyn W.
- 1.3 Welcome to Guests: Ginny K., Michael E., Terry M., Renee M., Andrea D., Mark V.,

2.0 Adoption/Approval of Agenda: The agenda was approved by unanimous vote.

3.0 Approval of prior meeting minutes

- 3.1 The Executive Board Meeting minutes of May 9, 2016 were formally adopted.

They may be found at: <http://marianasprings.com/wp-content/uploads/2016.05.09Minutes.pdf>

4.0 Reports

4.1 Board President Report by Ron Korngiebel

- 4.1.1 Ron prepared a draft of new welcome package with a concise description of our governing documents and sent it out for comment. It will be included in welcome baskets for new residents and will explain some of the more relevant covenants as well as contact information for questions. Ron will finalize this document with input from the board soon.
- 4.1.2 New registered agent. Wiltgen Property Mgt. is our new registered agent since Greg Muhonen of Timber Wind Lands resigned last December. This information is officially documented on the CO Secretary of State's website in our Articles of Incorporation.

4.2 Water Report by Scott Kukral

It has been the Overlook's turn to manage daily ditch / pond operations, and it has been going quite well. The new Ditch Rider, Travis Bottini, has allowed us to text him when we open and close the head gate. Whoever is working the pond copies me on the opening/closing times, water levels and flow rate so that we can keep our usage log up to date.

We are also sharing management duties with 3 people on the Overlook side and 3 on our side (myself, Barry and Ron), with Dave Essay and I being leads for each side. Overlook takes care of it approximately 2/3 of the time, and we do the other 1/3. All 6 of us are available on an 'on-call' basis if needed. This system seems to be working well, and I hope to carry it through again next year.

Kudos for good work to all involved.

4.2 Treasurer Report by Lisa Eddy

- 4.2.1 Expenses vs. budget projected thru the end of the year. Please see the *Profit and Loss Budget vs. Actual: January to June* financial reports attached to this document. The budget is on track and is being carefully monitored.
- 4.2.2 Activity on Contingency account. In an effort to build up our Reserve Account the board voted to ask Marilyn to transfer \$1200 from our Contingency checking account to our savings reserve account. The savings reserve account contains sufficient funds to cover expected future needs such as the re-painting of the pavilions, and the replacement of water pumps used for irrigation or the small pump at the entry pond. In addition, the savings reserve account will also now contain approximately \$3,200 that is not specifically earmarked but could be used to cover unexpected expenses when and if the annual budget cannot be used.
- 4.2.3 In addition to the transfer of \$1200 an extra \$300 will be moved from contingency to the reserve savings account to start a Sinking fund for the future replacement of the aerator. We will add another \$300 every year for the next 4 years until the sinking fund contains a total of \$1500 to cover the expected replacement of the newest piece of Springs capital equipment.

4.3 Design Review Committee report by Marlene

- 4.3.1 Activities since the last board meeting include:
 - Gaspers/Kukral deck expansion approved
 - Hinkle's house painted
 - Ybarra's and Rutherford's landscaping completed
 - Mize's landscaping in Phase 2
 - Sullivan/Woolsey's landscaping finished
 - Hahn's are in touch with Marlene about house design for 5610 Mountain Iris.

4.4 Property Manager report by Marilyn and Bob Wiltgen

- 4.4.1 Drip system for garden? The estimate for a drip system for the garden was \$800. The board agreed not to proceed with this.
- 4.4.2 Ash borers on HOA and/or private property? The emerald ash borer has not arrived in Loveland yet. If/when it does we will notify homeowners about their options for saving ash trees on their properties and address saving HOA trees at that time too.

5.0 Welcome basket report by Ginny Korngiebel

Ginny has distributed a total of 20 welcome baskets and has one more completed. The last one was to Scott Sullivan and Juli Woolsey at 227 Meadowsweet. She does not need any more items from the community at this time. Thanks as always, Ginny.

6.0 Public Participation

- 6.1 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.

7.0 Unfinished Business

7.1 Small Grants for Community Partnering update by Nancy Garcia

Status of grant funds and plans. We are grateful for the amazing volunteer efforts of Andrea D., Ron K., Omar Y., Marlene C., Zakary C., Scott K., Scott B., Carol B., Ginny K., Bob W., Cyndy D., Fred G., MaryJo A., Anne G., Paula H., Jeff D., Gretchen Y., Marc B., Chuck C., Brian T., Andrea T., (and Nancy G.,) that gave us such a good start to what will be a beautiful garden in years 2 and 3 and beyond. Over 20 of us “stepped up” to create a lasting legacy! Thank you for all your hard work and donations, and please be assured that the native plants are doing what they are supposed to in the first year, that is establishing their root systems. We will continue experiment with plant species that will thrive in our wet soil until we have a colorful garden we can all be proud of.

Here are the garden grant expenditures so far:

- \$ 127.50 mulch from recycling center
- \$ 17.09 lawn edge pins from Ace
- \$ 11.02 stakes and twine from Home Depot
- \$ 265.12 plants from High Plains Environmental Council
- \$1068.12 boulders, gravel, edging from Crystal Landscaping

\$1470.74 Total Spent

\$529.26 remaining (from \$2000 grant)

Estimates of things still needed:

6 birdhouses (assuming 4 donations—1 from Ginny, 3 from Jeff D., 1 other) \$125

10 6' poles (donation possible?) \$60

Quick cement (donation possible?)

Mulch for east part of garden to match the other side in fall \$100

2-D Coyote statue for geese control \$100

Good sized tree \$145

At this time we are seeking **6 volunteers** to be part of a garden committee to make decisions about new plants, monitor the current plants, and weed. Please call Nancy (619-8700) or Andrea to (663-0064) be part of this team. We promise it will take only about an hour a week during growing season, and we will learn about gardening together.

7.2 New Business

7.2.1 Cleanup plans

1. TBD at the next meeting but possible tasks are:

7.2.1.1.1 Pull more catails at the pond

7.2.1.1.2 Trim trees throughout the development

7.2.1.1.3 Pull weeds at the garden

7.2.2 Lending library status by Barry

Barry C. and his son are to be thanked for the beautiful new lending library with a bird house theme that will soon be installed by the mailboxes so neighbors can share books and magazines they no longer want. THANK YOU Barry for this uniquely crafted community asset!

7.2.3 How to slow down driving speeds in the neighborhood

Some residents, their guests, and contractors are ignoring the stop sign at Meadowsweet and Alpine Laurel and driving too fast in the neighborhood, especially on the site limited parts of Meadowsweet Circle. SLOW DOWN, and tell your contractors to slow down. There are a lot more small children in the neighborhood and we do not want to see any one of them hurt. SLOW DOWN and tell all driving age members of your household to do the same.

8.0Adjourn The meeting was adjourned at 8:24. The next meeting is

Tuesday, Sept. 13 at the Garcia's house, 331 Meadowsweet Circle.

**Save the date: Our Annual ChiliFest is Saturday, October 8, at 5pm
at the Pond Pavilion. Details to follow.**