

**The Springs at Mariana HOA  
HOA Board Meeting Minutes  
September 27, 2016 – 7:00 p.m.  
Garcia Home, 331 Meadowsweet Circle**



**The Annual meeting will be held at the Korngiebel's, Sat. December 3<sup>rd</sup> at 7:00 pm, 363 Meadowsweet Circle. Plan to be there to vote for new board members and ratify the 2017 budget! Two board positions will be open. The by-laws require that a quorum be available in order to nominate new board members which in the case of the Springs means 22 "members". Since getting 22 members to attend a meeting is a long shot, your president, Ron K., will be sending out proxy forms in order to have the necessary votes available.**

### **1.0 Opening of Regular Meeting**

- 1.1 The meeting was called to order at 7:09.
- 1.2 Roll Call. Members present were Ron K., Scott K., Barry C., Lisa E., Nancy G., Marlene C., Paul M., and Property Managers Bob and Marilyn W.
- 1.3 Welcome to Guests. No guests were present.

### **2.0 Adoption/Approval of Agenda.**

Agenda adopted unanimously.

### **3.0 Approval of prior meeting minutes**

- 3.1 Formal Adoption of the Executive Board Meeting minutes of July 19, 2016

Found at: <http://marianasprings.com/wp-content/uploads/2016.07.19-1.pdf>

Meeting minutes approved unanimously.

### **4.0 Reports**

- 4.1 Board President Report by Ron Korngiebel
  - 4.1.1 Misc. comments

## 4.2 Water report by Scott Kukral

### 4.2.1 How much water did we use this year?

The ditch was shut off due to lack of available water to SSSDC on 15 Sep, and we switched over to treated water for irrigation on the 19th. According to our pond management log we have used a total of 10.1 acre feet this year (including the 2 ac. ft. we got from C-BT this spring), compared to 9.43 last year. I've asked Ditch Rider Travis for a SSSDC accounting to compare against our records, but I have not received it yet.

This year the ditch opened on May 27<sup>th</sup> (as opposed to June 25<sup>th</sup> last year), but closed over a month earlier as well. It was the Overlook's turn to manage daily operations this year, and we instituted a joint effort where they did it for about 2/3 of the time and we did it about 1/3, with 3 people on each side available to open and close the head gate if needed. That seemed to work very well, and I hope to continue the arrangement in future years. Dave Essay and his colleagues were very attentive to the visual appearance of the pond level and recognized the importance of the pond aesthetics to our neighborhood. The joint ownership of ditch water with the Overlook appears to still be adequate for our needs, especially with the addition of the 2 ac. ft. of B-TC water we purchase for 'storage', to avoid the need to use the ditch water within 72 hours.

During the first part of Sep it became apparent that the morning ditch operations were interfering with watering at the Overlook. In order to start the pump to prime the siphon into the pond, the remaining program on the Overlook sprinkler timer needs to be terminated when the timer is manually operated. This was causing certain zones to dry out. A temporary solution of programming a start time was implemented, but I feel we need additional discussion as to a permanent fix.

For anyone interested in viewing our Pond Maintenance Logs, here is the link:  
[https://www.dropbox.com/sh/2626kbukotb7ec9/AAB0QiGgZj9xlckY\\_4yFRrCza?dl=0](https://www.dropbox.com/sh/2626kbukotb7ec9/AAB0QiGgZj9xlckY_4yFRrCza?dl=0)

## 4.3 Treasurer Report by Lisa Eddy. Please see financial reports attached.

### 4.3.1 Expenses vs. budget projected thru the end of the year.

The budget is on track with no shortages.

### 4.3.2 Activity on Contingency account.

The contingency fund will have \$1500 added.

### 4.3.3 Board discussion: What to do with remaining funds? See below.

### 4.3.4 Board discussion: Improvement projects for next year

The budget for 2017 will be ratified at the annual meeting in December unless 75% percent of residents attending (or proxies) object, per Marilyn's reading of our by-laws. Bob W. will get an estimate for adding decorative rock to the island on Alpine Laurel as soon as the board gives him specifications. Ron will ask residents who know construction for affordable ideas on repairing the crosswalk adjacent to the mailboxes.

New solar holiday lights for the trees on the island on Alpine Laurel will

be purchased. Dead trees in the HOA areas will be removed and the board will specify which ones will be replaced within budget limits. Replacement will be decided on a case by case basis.

Some pruning may be done on overgrown trees by volunteers on cleanup day, but generally pruning will be left to tree professionals.

Lisa E. will buy a recycle container for the Pavilion so we can recycle cans and bottles. Fred G. will empty it as needed.

#### 4.4 Design Review Committee report by Marlene

4.4.1 Activities since the last board meeting. The sport court on lot 11 has an official waiver. There are 3 lots left in Mariana Springs that have no homes on the lots.

Marlene has the board's approval to replace the decoy duck in the pond at her expense.

#### 4.5 Property Manager report by Marilyn and Bob Wiltgen

Ditch water is no longer available as of 9/15. Our sprinkler tech has converted to Little Thompson Water. We will monitor the lawn and sprinkle only when needed to save unnecessary cost. The cattails have been removed at the lower pond. The sprinkler system will be winterized after mid-October.

### **5.0 Welcome basket report by Ginny Korngiebel**

Nothing to report this month. Neighbors at lot #9 are moving in in October.

### **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

7.1.1 Status of grant funds.

We have approximately \$350 left in the grant budget. It will be used for mulch, a tree, and new plants more suited to the garden's wet environment. Andrea has new ideas for spring planting. Help is needed to keep weeds under control. Neighbors should feel free to stop by at any

time and pull a few weeds now and then. Our hope is for the “sleeping” plants to come back next year--- along with new plants that like wet soil.

#### 7.1.2 Birdhouse project report

Ron and Ginny K. donated and installed the first birdhouse and installed it by the pond. Jeff D. constructed 4 more birdhouses from barn lumber, and Nancy bought 5 with grant funds, for a total of 10. On September 17, volunteers Tim V., Marlene, Chuck, and Zakary C., Ron K., Fred and Nancy G., and Jamie from Rocky Mt. Audubon installed 5 birdhouses along the perimeter path. Scott K. installed the last 4 the following week. Thanks to everyone for great community effort! We will attract wrens, finches, and mountain bluebirds. Jamie wrote a very nice article about our community for the Audubon newsletter.

## 7.2 New Business

### 7.2.1 Chilifest

**Chilifest will be Sat. October 8 at 5pm** at the Pavilion. As in years past it will be a festive event with many variations of chili, accompaniments, drinks, and desserts. A “save the date” notice was posted in August, flyers were passed out to every house 2 weeks before Oct. 8, the notice was e-mailed, and placed in the notice box by the mailboxes.

### 7.2.2 Cleanup plans

#### 7.2.2.1 Set a date

The new community clean up date is **October 23, 9am**. Meet at the pavilion with work gloves and tools for the following jobs:

#### 7.2.2.2 Pull more cattails from the pond

No longer necessary.

#### 7.2.2.3 Trim trees throughout

The board agreed that the large dead tree in lot 7 is a potential safety hazard and detracts from the aesthetics of the community. Ron K. will work with the owner to have the tree removed so the HOA doesn't have to have it done and recoup expenses at a later date.

**7.2.2.3 Cleanup the path and ditch**

**7.2.2.4 Pull weeds from the bird and butterfly garden**

**7.2.3 Lending library project**

Thanks to Barry for seeing this through completion. It is a big hit!

**7.2.4 Email on slowing down in the neighborhood seems to have a positive effect.**

**8.0Adjournment** The meeting was adjourned at 9:20 pm.

**Reminder: The Annual meeting will be held at the Korngiebel's, Sat. December 3<sup>rd</sup> at 7:00 pm, 363 Meadowsweet Circle. Plan to be there to vote for new board members and ratify the 2017 budget! Two board positions will be open. The by-laws require that a quorum be available in order to nominate new board members which in the case of the Springs means 22 "members". Since getting 22 members to attend a meeting is a long shot, Ron K. will be sending out proxy forms in order to have the necessary votes available.**

