

**The Springs at Mariana HOA
HOA Board Meeting Minutes
Saturday December 3, 2016 – 7:00 p.m.
Ron and Ginny Korngiebel's home
(363 Meadowsweet Circle)**



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., Barry C., Marlene C., Paul M., Nancy G.

Absent: Lisa E.

1.3 Guests present were: Fred G., Marc B., Kurt W., AJ and Carol R., Traci and Ted B., Omar Y., Ginette K., Chuck C.,

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 Sept 27, 2016

Found at: <http://marianasprings.com/wp-content/uploads/2016.09.27-1.pdf>

The prior meeting minutes were approved by unanimous consent.

4.0 Reports

4.1 Board President Report by Ron Korngiebel

4.1.1 Holiday lights for neighborhood.

We purchased 10 strands of "green" solar lights to adorn the trees at the entrance to our neighborhood. Thanks to the 10 people who volunteered to install them, other lights, and wreaths on Nov. 26.

4.1.2 Plan for repairing the crosswalk

Omar volunteered to find a suitable material to patch the street crossing near the mailboxes.

4.2 Water report by Scott Kukral

- 4.2.1 How much water did we use this year? According to Travis, this season we used 18 AF of water total. Here is how our shares yielded for the 2016 season. Ditch Stock (Direct Flow) 13.3 Acre Feet. Reservoir Stock (Storage) 3 Acre Feet 2 AF Regional Pool CBT (Leased) 1.7 Acre Feet.

My records using the Pond Log show that we used about 11 Acre Feet. I think that the difference is that I measure what we actually use, and he charges us for full runs. He has agreed to let us operate more independently next season, based on the following assumptions:

For 2017 we can operate assuming three runs per week @ .33 Acre Foot per run (1 Acre Foot p/week) regardless of how long you run. This will keep the data on a 24 hour record. You can open and close the gate when you have demand for water as opposed to set days. If you need to run extra days I'll just need a heads up to record the extra usage on the books. If you have pump issues or were getting lots of rain I'll need a heads up that you're not running. For next year, I recommend bidding on 2-3 CB-T acre-feet to lease for the season (probably at around \$55 each – excess. Regional Pool water is usually released to auction in Feb-Mar), and if our usage outstrips our ownership of SSDC shares we should be able to rent another share late season from another owner. I don't think that would be an issue unless we have an unusual summer.

The purchase of a Northern Water 2017 auction sale of up to \$200 was approved by the board. Scott also contacted the OMHOA for their approval which was granted.

4.3 Treasurer Report by Marilyn Wiltgen for Lisa Eddy

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

Please see the attached financial spreadsheets for 2016 year to date. We are in good financial shape. The association has \$11,500 in reserve for 2017. There will be no dues increases at the present time.

4.4 Design Review Committee report by Marlene

- 4.4.1 Activities since the last board meeting. Nothing to report, except that the dirt on the lot across from the mailboxes will be removed the week of December 12.

4.5 Property Manager report by Marilyn and Bob Wiltgen

- 4.5.1 Rock estimate for the Alpine Laurel Island. The decision to place rock on

the Island will be deferred until 2017 when a discussion about the benefits of rock vs. mulch can take place.

5.0 Welcome basket report by Ginny Korngiebel

Ginny has delivered 21 baskets in 3.5 years. None were delivered since the last meeting.

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 Plans for donated birdhouses. Our HOA was given 6 birdhouses built by the students at Walter Clark Middle School. Nancy picked them up from Solomon, the shop teacher at WCMS. When the weather is warmer, two kestrel houses will need to be installed on 15 foot poles. Three wren houses can be installed on 6 foot poles, and the large duck house can be installed near water.

7.2 Remaining funds from the Larimer County Open Space grant. Remaining funds are \$161.62 earmarked for a tree in the bird & butterfly garden.

7.3 New Business

7.3.1 Formal approval of the 2017 budget

The 2017 budget was approved by unanimous consent of those present and by proxies of those absent.

7.3.1.1 Number of proxies on hand = 31.

7.3.1.2 Vote if quorum conditions are satisfied.

Quorum conditions were satisfied as the required number present plus proxies was greater than 22.

7.3.2 Two board positions have expired

7.3.2.1 Thanks for your service: Lisa Eddy and Paul Mathews

7.3.2.2 Nominations for new board members

Kurt W., and Omar Y. were nominated and selected to be on the board by unanimous consent.

7.3.2.2.1 Vote if quorum conditions are satisfied

Quorum conditions were met. See above.

7.3.3 All board members meet separately to elect officers

The new board met and by unanimous consent agreed to the following positions:

President: Ron Korngiebel

Vice President: Scott Kukral

Secretary: Nancy Garcia

Treasurer: Kurt Willson (new)

At-Large DRC Chair: Marlene Cavanagh

At Large: Omar Ybarra (new)

At Large: Barry Carithers

8.0 Adjourn. The meeting was adjourned at 8:15. There will be three board meetings in 2017.

The next meeting is scheduled for April 4 if most board members are available on that date.

