

**The Springs at Mariana HOA  
HOA Board Meeting Minutes  
August 10, 2017 – 7:00 p.m.  
Kukral/Gaspers Residence**



**1.0 Opening of Regular Meeting**

- 1.1 Call to Order. The meeting was called to order at 6:55.
- 1.2 Roll Call. Present were: Scott K. Kurt W., Omar Y., Nancy G., Marlene C., Bob and Marilyn W. Absent was Barry C.
- 1.3 Welcome to Guests. No guests were present.

**2.0 Adoption/Approval of Agenda.** Adopted by unanimous consent.

**3.0 Approval of prior meeting minutes**

- 3.1 Formal Adoption of the Executive Board Meeting minutes of April 4, 2017  
Found at: [www.marianasprings.com/home-owners-association/](http://www.marianasprings.com/home-owners-association/)  
Approved by unanimous consent.

**4.0 Reports**

**4.1 Board President Report by Scott Kukral**

- 4.1.1 Ron resigns. The board sincerely thanks Ron for his competent and generous years of service to the community as HOA board member and president.
- 4.1.2 Complaint letters. No formal complaint letters have been received by the board. Most issues are resolved informally between neighbors. The president and/or board will be involved as needed. Any resident or property owner can file a formal complaint and sign their name to it.
- 4.1.3 Bear sighting in neighborhood. Thanks to Tim and Patty V. for alerting the neighborhood to a bear visit at 4am last week. There was also a garbage break-in on Mt. Iris, and Marc B. has found bear scat in his yard. It's a good idea to bring in your bird feeders and any other food items outside your house.

#### **4.2 Water Committee report by Scott Kukral**

We've been using more water this year since the Overlook has had some new requirements. This resulted in the pond being drained more rapidly, and required a ditch run of at least 24 hours one or more times a week, in addition to our normal schedule. To try to alleviate the unsightly water levels, we began starting the fills in the evening so that the fill coincided with the draw, and hopefully minimizing the biggest fluctuations in the pond level. We also started programming the siphon start time into the regular watering schedule so that it doesn't interrupt the watering schedule to start filling the pond (which caused some issues last year), and to make it easier for the operator. All you need to do to fill is to open the head gate before the siphon fills, then make sure later on that it is running. Ditch operators still need to text opening and closing times to Scott so that we can keep track of our water usage.

Dave Essay mentioned that there is a homeowner in the Overlook who has purchased their own shares in SSDC. He feels that we can rent water from him if we need to.

#### **4.3 Treasurer Report by Kurt Willson / Marilyn Wiltgen**

The budget is on-track for mid year. Please see the attached budget documents and address any questions to Kurt W.

#### **4.4 Design Review Committee report submitted by Marlene C.**

##### **4.1.4 Activities since the last board meeting**

Winters updated front door color

Garcias stained garage doors

Coberlys updated colored concrete in driveway and steps, painted stucco, trim and railing

Burnetts will be changing colors of garage door, service door and shakes under gables

Pergola completed at Holloways

DRC provided first comments on house to be built on lot 30

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

The dogwood trees by the entrance pond were shaped, and rock was placed in that area by the drip system. The fencing and fence boards east of our pond belong to us and should probably be torn down. They are warped and would expensive to replace. Originally installed by a farmer to keep cattle in, it does not serve a purpose anymore, and does not conform to HOA requirements. We might want to discuss whether the Cove has an interest in whether we remove it or if they would like to contribute to a replacement.

#### **5.0 Welcome basket report by Ginny Korngiebel** Nothing to report.

**6.0 Public Participation** - 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, whenever possible.

## **7.0 Unfinished Business**

7.1 Marlene and MaryJo removed the dead spirea plants on the Alpine Laurel island, and split and replanted the Stella d'oro day lilies in their place. Marlene will continue to replant day lilies and remove the weed barrier that is causing problems in that area with volunteers from the neighborhood. Thank you Marlene and MaryJo.

7.2 The board decided not to schedule a fall Clean up Day, however raking the final stretch on 1<sup>st</sup> Street will be completed, and we will rake the area by the dogwoods behind the entrance pavilion on 1<sup>st</sup> Street. Landscaping done by the property managers for spring 2018 needs to be requested by the end of the year. The board will complete a "walk-around" on Aug. 14 and note areas where work needs to be done.

## **8.0 New Business**

Ron K resigned. Scott K. will assume the acting President position until the end of the year. We will elect a new president at that time to fulfill the remaining year of Ron's three year term. The Board needs to appoint a replacement board member for the remainder of Ron's term. Officers are elected annually by all Board members, and the replacement position will remain at large until the next election.

8.1 There are 4 vacant board slots. The board could be reduced from 7 to 5, which is a more normal size for a 42 home development. Board members are charged with recruiting new members for nomination and voting by the annual meeting on December. There will be Ron's vacancy plus 3 other member's terms expiring at the end of this year. We should vote on a resolution at the next meeting to reduce the board size to 5 members, and encourage input from all homeowners. Changing the number of board members requires an amendment to the bylaws, which may be done by the Board as noted below in the Bylaws. See Section 9.02 of the by-laws at the end of these notes.

**8.2 Additional rock for the path.** Bob W. will research costs on ½ inch red quartz or granite to match the current rock, and fill in the worn area of the path. This harder rock will last longer than the what is currently on the path.

**8.3 New 'Bulletin Box' by mailboxes.** The board authorized replacing the worn out notice box by the mailboxes. Marlene will find an attractive replacement.

**8.4 Trees and shrubs around path.** Our property managers will schedule tree removal or maintenance in the common areas behind the homes which require it.

**8.5 Library maintenance.** If books remain in the little library by the mailboxes for

several months they will be donated to the Loveland Library or a charity. Please remove any books you placed there if they have been there a long time and you don't want them donated.

**8.6 Fireworks.** There have been several complaints about fireworks in the neighborhood. Residents should obey the Loveland city ordinances on the size and scope of fireworks that are currently legal in residential areas, and be sensitive to the severe stress that fireworks can cause animals and people with PTSD. Illegal activity or very late use may be reported to the Loveland Police.

**9.0 Chilifest:** The Annual Mariana Springs Chilifest will be Sat. October 14 at the Pavilion, weather permitting. Watch for further notices.

**10.0 Next meeting** The next meeting will be Wednesday, October 11 at the Garcia's, 331 Meadowsweet. 7pm.

**THE ANNUAL MEETING WILL BE SUNDAY, DECEMBER 3 AT A LOCATION TO BE DETERMINED.**

**11.0 Adjourn** The meeting was adjourned at 9:15.

Section 9.02 Amendment by the Executive Board.

These Bylaws may be amended by the unanimous vote of the Executive Board at any regular or special meeting, provided that a 100% of the Executive Board is present, or represented by proxy, at such a meeting. A statement of any proposed amendment shall accompany the notice of any regular or special Executive Board meeting at which such proposed amendment will be voted upon. No amendment may be adopted by the Executive Board which conflicts with an amendment adopted by the Members.