

**The Springs at Mariana HOA  
Annual Board Meeting Minutes  
December 7, 2017  
Carithers' Residence – 120 Alpine Laurel**



**1.0 Opening of Annual Meeting**

1.1 Call to order. The meeting was called to order at 7:00pm.

1.2 Roll Call. Board Members present were Scott Kukral, Nancy Garcia, Omar Ybarra, Kurt Willson, Marlene Cavanagh, Barry Carithers and property managers Bob & Marilyn Wiltgen.

1.2.1 Proxies received and registered

1.2.2 Quorum was established between those in attendance and proxies received.

1.3 Welcome to Guests present, Carol & Scott Barrow, Marc & Kathy Brown, Traci & Ted Burtnett, Iann Carithers, Chuck Cavanagh, Jeffrey Drager, Paula Harsin, Andrea Dunn, Anne Gaspers, David Goodness, Roger & Christine Holloway, Ron & Ginny Korngiebel, Terry Mize, Adam Morgan, Carol & AJ Rieser, Cliff Winter and Sarah Seltsam.

**2.0 Adoption/Approval of Agenda**

2.1 The Agenda for December 7, 2017 was adopted unanimously.

**3.0 Approval of prior meeting minutes**

3.1 Formal adoption of the Board Meeting minutes of Dec 3, 2016 (approved by all members)

3.2 Formal adoption of the Executive Board Meeting minutes of Oct 11, 2017 (by all Board members)

Past meeting minutes can be found at: [www.marianasprings.com/home-owners-association/](http://www.marianasprings.com/home-owners-association/)

**4.0 Reports**

4.1 President's Report by Scott Kukral

Missing Rules and Regulations – There has recently been a question by several people as to where to find the original rules document, as it is not on our website. I looked through the documents I was given at my closing, and it is not there either. After conferring with Greg Muhonen, there is no original rules document that is modified by the addenda. The covenants make provision for the HOA to add rules and regulations. The addenda shown on our website are the three new rules adopted by the HOA. This clarification has been noted on the website.

I have had Trish create a document repository on the site that is not public, but is designed to archive contracts, complaints and resolutions, and any other pertinent information that does not apply to the general public. Marlene is gathering all of the DRC documentation she has, and I am getting everything that Greg has as well. I believe this information should be available to all homeowners, but it is password protected.

We have a signed contract with the Wiltgens for 2018, which should be reevaluated on an annual basis. Lot owners are encouraged to read the contract which is posted on the website.

Thanks to Roger Holloway for arranging to have the cattails in the pond removed.

Repaving – now on the city’s schedule for 2021. They said that they would be out this year or early next year to evaluate the streets for repairs.

Thanks to all who helped with the Christmas lights this year. While the turnout was small, everyone did a great job! Unfortunately many of our lights are failing and we should consider replacing them after the holidays (during the big discounts) with LEDs. It has also been suggested that we hire professionals to decorate. I had several people come out to give an estimate for this year, and the cost was between \$550 and \$1000 for a relatively small job, slightly less than we have done in the past. Most services require that you have your own lights, although some can rent theirs, if they aren’t already committed.

The path will need to be tuned up with additional rocks, and we’ve discussed splitting the work over the next 3 years, expecting to pay about \$2000 per year. Bob obtained some samples, and there are 2 colors that match pretty closely to the current rock, but are granite or quartz, both of which are much more durable than what we are currently using. If we do make the switch, which the current board recommends, it could be a bit more expensive, but would have a greater life span. In addition, we determined that a 1/2” stone would be preferable going forward to make it easier to walk on.

We didn’t get the final stone work done along 1<sup>st</sup> St and down the median to the end of Alpine Laurel, so we should include that work during the Spring Cleanup to bring that project to completion.

I’ve asked Bob to make repairs to the border fences on the East and by the barn. Even though we don’t believe the fence by the barn is ours, there are dogs on that property that have run through the fence when our homeowners pass by. I think that it is a safety issue as well as an aesthetic one.

Finally, I would like to thank everybody on the DRC and those leaving the Board for their outstanding service over the years, and their selfless dedication to our community. And a special thanks to Trish Coberly, who continues to manage our website. Her constant effort to make updates on a timely basis, many times within a couple of hours of our request is greatly appreciated.

#### 4.2 Treasurer’s Report by Kurt Willson / Marilyn Wiltgen

The Board formally adopted the budget. All dues have been collected. We were able to receive a \$526 refund (thanks to Marilyn) because of a rule with our insurance company

having to notify us of increases in rates, which they did not.

Pond maintenance was more than the estimated amount.

It looks like we will have a projected surplus of \$3000, and our current reserve is at \$13,084 as of 11/30/17. The reserve is on track, but suggested figures based on historical data for a neighborhood our size and age recommend that we be around \$15,000.

There will be no increase in dues this year.

#### 4.3 Water Committee report by Scott Kukral

In the last 3 years our water situation has come a long way. We have (jointly with the Overlook) acquired 1.5 shares of SSDC stock, and bid annually on up to 2 shares of Big Thompson water through Northern Water. The SSDC water has a 72 hour hold limit, while the BTC water does not, giving us a hedge if we ever were to be audited by the state. Colorado has been tightening their control recently, and SSDC has advised us to expect an audit at some point. Our water sharing agreement has been working well, and the Overlook is very attuned to the aesthetic concerns we have. They have deferred to us as to when we need to suspend irrigation when ditch water is unavailable. We've changed the way we approach daily management operations to fill overnight while irrigation is active, to minimize the fluctuation in the level of the pond, and redistributed the overall management of daily operations to be the responsibility of the Overlook 2/3 of the time, and the Springs only 1/3. There is substantial cooperation between us, with both trading daily operations within each season, and having members of both sides available for backup in the event they are needed. The new ditch rider has agreed that our use has little impact and has allowed us to once again open and close the head gate at our discretion without having to advise him.

Our head gate is deteriorating and requires repairs for the broken and sinking pad, an undermine problem on the flume side, and to lower the channel that fills the vault. We have asked Travis to rebuild our head gate prior to the start of the next irrigation season. This should be the responsibility of the ditch company.

Greg Muhonen is selling his 2.5 shares of SSDC water for \$7000 each. His preference is to sell it as a block, or at least to multiple buyers simultaneously. I've checked with Dave Essay at the Overlook, and neither of us thinks that we need additional water at this time. The possibility still exists to rent shares in a season that might require more than we own.

When I first joined the board I argued that the water issue was important and complex enough that a Board member should be heading it up. While I still feel largely the same, I am willing to continue in my current role if desired by the new Board, or at least until I can bring a replacement up to speed.

#### 4.4 Design Review Committee report by Marlene Cavanagh

Spec home in progress at 124 Alpine Laurel, colors have not been approved. Builder was hoping it would sell and the new owners could choose them.

Rebecca and Peter Hahn of 5610 Mountain Iris Court plan on beginning their building in 2018, plans have not been approved by the DRC.

Chris Easton, owner of Lot 30, has plans but they have not been approved by the DRC. Initial plans were show to the DRC for comments (which were given), but they were officially submitted.

The Carithers made some landscaping changes including the addition of a berm and boulders, and taking out some sod. The changes look great!

The Kukral/Gaspers approached the DRC about some landscaping changes. It was determined that the changes were minor and did not need the approval of the DRC. The changes were relayed to the Board.

The DRC approved steps being added to the Neuschwanger's back deck. Their contractor will use materials that match those on the existing house.

#### 4.5 Property Manager report by Bob Wiltgen

Everything has been winterized. Andrea Dunn asked that one of the trees be wrapped in the bird and butterfly garden to guard against winter kill.

#### 4.6 Welcome basket report by Ginny Korngiebel

A basket was delivered to Craig and Dionne Neuschwanger at 347 Meadowsweet Circle on Nov. 21. Thank you to all who donated, and there are still plenty of items for at least two more baskets.

The Board thanked Ginny for making and delivering these baskets (this was her 23rd!) to welcome new neighbors.

### **5.0 Election of new Board members**

**Note: this election will be postponed until after Unfinished Business (agenda item 6.2.1) due to the uncertainty regarding the reduction of Board positions.**

5.1 Nominations will be accepted and voted on for vacant positions.

5.2 Newly elected Board members will begin their terms immediately following adjournment.

### **6.0 Unfinished Business**

6.1 The 2018 budget that was approved at the last meeting was included in the notice of the annual meeting. A unanimous vote of the full membership approved

- the 2018 budget.
- 6.2 It was decided to leave the Executive Board at 7 members because of the current interest in participating. The Board voted unanimously to retract their motion to reduce.
  - 6.3 Marlene Cavanagh resigned – there are now 5 open positions – 2 resignations that have one year left on their terms, and 3 whose terms have expired.
  - 6.4 Conduct nominations and election of new Board members (agenda item 5.0)  
Newly elected Board will meet (immediately after New Business is concluded) to elect officers and set a date for the next meeting. There were five nominations for five vacant Board positions. The nominees were accepted by acclamation, the new Board members for 2018 are Traci Burtnett - President, Cliff Winter – Vice President, Guy Coberly - Secretary, Kurt Willson - Treasurer, and Omar Ybarra, Mike Eddy, and Roger Holloway at Large.

## **7.0 New Business**

- 7.1 Loveland Youth Gardeners – Garden Tour, several homes in the neighborhood were selected to participate in the non-profit's garden tour to be held on June 23 from 8:00a.m.- 2:00p.m. This is LYG's yearly fund raiser and art will be on display for purchase in the selected yards. This is a great honor and opportunity for the neighborhood.
- 7.2 The website will have digital document storage so there is a historical record for the community available to owners. It will be password protected, but available to all homeowners. The site address and password will be distributed to all members soon, so as not to expose them to the general public.
- 7.3 Gifts were presented to outgoing board members for their work.
- 7.4 Open floor for public participation.
  - 7.4.1 There was a long discussion regarding the petition to increase the DRC membership and have them report to the Board. As this could incur legal fees, and a possible assessment or increase in dues, it was suggested that it be presented to the whole neighborhood once actual costs and the impact it could have are researched.
  - 7.4.2 It was suggested that the trees on Alpine Laurel be trimmed because they are interfering with large RV's and delivery trucks.

## **8.0 Next Meeting**

- 8.1 The next meeting date is January 17<sup>th</sup> at 7:00. Location TBD and will be provided by the incoming Board.

## **9.0 The meeting was adjourned at 9:00pm**