

**The Springs at Mariana
Board Meeting Minutes
September 25, 2018
Pavilion**



1.0 Opening of Meeting

Board President, Traci Burtnett, called the meeting to order at 6:05 p.m. Board members present were Traci Burtnett, Guy Coberly, Roger Holloway, Cliff Winter, and Omar Ybarra. Kurt Willson & Mike Eddy were absent. The board welcomed guests Scott Kukral, Ron and Ginny Korngiebel, Fred Garcia, Scott and Carol Barrow, Sarah Winter and property managers, Bob and Marilyn Wiltgen. (12% homeowner participation)

2.0 Agenda

An amended meeting agenda was presented to include written reports for Water Committee and DRC and to revisit archiving of HOA records. Roger Holloway motioned to approve the agenda. Cliff Winter seconded the motion, and the agenda was approved unanimously.

3.0 Meeting Minutes

The March 20, 2018 board meeting minutes were approved by unanimous consent.

4.0 Board Reports

Traci Burtnett presented the President's Report.

Attended a new board member course in Ft. Collins in June that provided helpful information for new board members. Researching Teleconference access to meetings for the board to consider. This item to discuss further at a later meeting after more information is obtained.

Scott Kukral presented the Water Committee report.

This season we were able to start drawing from the ditch on April 23rd, and the ditch was shut down for the season on Sep 7th. Due to the drought conditions it was a very short season. Our total consumption of ditch water was 12.27 acre-feet, or 3,998,695 gallons, our share of which was 1.64 acre-feet or 535,825 gallons. Our HOA's total savings by using ditch water over using treated water this season was \$1859.

All shared operations continue to run smoothly with the Overlook. We did have a period in May of 21 days when the ditch did not run and another couple days in June, and we did briefly switch over to treated water during the longer period.

In addition to our owned shares of South Side Ditch shares, we were able to lease 2 shares of CBT water privately from Bob Greenwald (14875 Creekside Ln, Longmont, CO, (303) 485-8815) for \$75 per share after our bid of \$105 per share failed during the 2018 Regional Water Pool sale. The lowest successful bid was \$126 per share, and all of the available 15,000 acre-feet of allocated water went to only 12 bidders. Bob indicated that he would be interested in leasing to us in the future as well.

This year also saw the repair of our head gate apparatus, making it easier to draw water out of the ditch. There was a shared cost of about \$3000 to us and the Overlook, and the remainder was covered by the SSDC.

If the ditch runs again this season (in order to top off the SSDC reservoir, etc.), I will try to top off the pond for the season.

Treasurer's Report- Kurt Wilson was not present.

See Financials as of Aug. 31 provided by Wiltgen's. Kurt has previously reviewed and approved.

Design Review committee- Lisa Eddy was not present.

Project Updates -

The completion of the entrance landscaping project: other than losing one planting due to overwatering, as far as I know, all the plants survived the summer. Bob will need to maintain their watering needs as the sprinklers that are tied to the ditch water are now off. We will still have warm, dry spells until dormancy over winter, and we don't want to have to replace dead plants in the spring if we can help it. Ask Bob if he would keep a close eye on this for us. Also need to have the weeding/sucker trimming in these beds done regularly. It does appear as if this gets overlooked, and I am not sure if it is the hired Landscaping company that is supposed to be doing it, or Bob. Will ask Bob to clarify.

The landscaping at 124 Alpine and their stained concrete: I had a meeting or two and several email discussions with the Blomgrens after they moved in this summer. They had submitted a rough drawing of their plans to the DRC, but there was not a specific plant count or discussion of window well and AC coverage, and how they would best stage the project to completion as it will not be finished until Spring. They asked for assistance to flesh out their needs for their landscaper, and they chose good tree placements and berms for the back. It was encouraged that they break up the expanse of stucco on the side of the house along the community walking path with an upright tree and they agreed that this would look better. Their builder left the selection of concrete stain color to them, and they have since had the porch and stairs in front done as was specified. The board requested of the DRC to acknowledge Blomgrens have chosen an appropriate tree that is soon to be planted in the boulevard area prior to obtaining a CO from the city.

The Carither's garage staining: I had several contacts with Barry and Iann to assist with color choice to blend their garage doors, trim and shutters to their main house color and stone, and suggested a company to complete the staining. They chose a dark blue color and had the staining done with great results.

The new build at 5610 Mountain Iris: I have had no contact with the builder or owners since DRC approved plans.

The empty lot at 5639 owned by Easton Homes: have had no new information about their plans for this lot. Nothing has been submitted/discussed since Nov of last year.

Bob and Marilyn Wilgen presented the Property Manager Report. Marilyn presented the financial reports as of Aug. 31st as expected and that anticipated expenditures for the rest of the year are projected to remain within budget. The 2018 contingency budget funded tree trimming on Alpine Laurel and completed the entrance landscape project. Reserve funds were not necessary. It is expected to finish the year with a modest contingency of \$300.

Budget planning for 2019 was discussed with the following projects for the board consider:
Finish rock on 1st street
Prune dogwood bushes & landscaping entrance west side
Replace/Repair pond pumps
Rock walking path

5.0 Public Participation

Fred Garcia asked the board to consider re-rocking the walking path around the neighborhood as the next project to be completed. He mentioned snow and rain will cause further degradation and muddy areas. He stressed that they walk the trail multiple times a day as do other residents. It was determined that the expense of rocking it will likely need to come out of or supplemented by the reserve funds. Ron Korngiebel indicated the decision to designate funds from the reserve account toward a project can be a board decision and not necessary to present before the entire community. Prior budget estimates to rock the path were estimated at a cost of \$7,000 to \$8,000. The board would prefer funding of a large expense be presented before the community for approval instead of decided solely by the board. Roger Holloway asked Bob Wiltgen to obtain quotes to rock the entire walk path for the board to review by Oct. 15th. Then the board can determine at the next meeting if we have the funds to at least repair some of the worst areas. We likely will need to break up the project in affordable sections. We also have agreed that the best rock to use is a small granite, which should hold up better and require less future upkeep. This path is not budgeted as a regular maintenance expense. The board requested a meeting be scheduled in late October to further discuss budget options and develop a budget proposal presented during the annual meeting scheduled in early December.

6.0 Unfinished business

Scott Kukral requested the board discuss archiving of the HOA files. Roger Holloway has agreed to look into possible cloud based storage systems, i.e. Dropbox, iCloud, etc. We are looking to have all documents relating to the neighborhood HOA in a common location that could be accessed by the residents. Much of the preliminary work to digitize these documents is complete. It was also suggested by Scott Kukral that we have a couple back ups available via jump drives or hard drives. It was suggested the DRC update all storage areas at the same time to keep records current.

7.0 New Business

The board suggested to consider offsite locations to host our future meetings. The Overlook has moved in this direction. Several board members agreed to look at possibilities. The board also agreed to have provisional minutes posted no later than 1 week following the board meetings.

8.0 Adjournment

Upon motion by Mrs. Burtnett, seconded by Mr. Winter the meeting was adjourned at 7:10 p.m.

Dates to Remember

- Oct 6 – Annual Chilifest