

**The Springs at Mariana
Annual Meeting Minutes
December 10, 2018
House of Neighborly Service**



*** For Documentation Purposes Only – No Action Required by the Board ***

1.0 Opening of Meeting

Board President, Traci Burtnett, called the meeting to order at 7:05 p.m. Board members present were Traci Burtnett, Guy Coberly, Roger Holloway, Cliff Winter, and Omar Ybarra. Kurt Willson & Mike Eddy were absent.

Members in attendance: Scott Kukral, Marc Brown, Paula Harsin, Andrea Dunn, Chuck and Marlene Cavanaugh, Barry and Iann Carithers, Tim Volek, Ron Korngiebel, Scott and Carol Barrow, Sarah Seltsam and property managers, Bob and Marilyn Wiltgen.

Members represented by Proxy: Mike Eddy, Kurt Willson, Fred Garcia, Karen Crookshank, Dan Melaragno, Lauren Kaven

The Board acknowledged the absence of a quorum. No official business was conducted on behalf of the association. A majority of the board was present that prior meeting minutes and board reports were accepted as written.

2.0 Agenda

An amended meeting agenda was presented to include written reports for Water Committee and Treasurer. Roger Holloway motioned to approve the agenda. Cliff Winter seconded the motion, and the agenda was approved unanimously.

3.0 Meeting Minutes

The December 7, 2017 Annual Meeting minutes were accepted by unanimous consent.

The September 25, 2018 Board Meeting minutes were accepted by unanimous consent.

4.0 Board Reports

President's Report – Traci Burtnett. Reported on completed items from the project planning community survey response list. The city of Loveland finished the street repaving project in the neighborhood, completing sooner than scheduled in 2023. Residents were recognized that

stepped forward to volunteer their time and support of the front entrance landscape clean up and boulevard island improvements: Lisa & Mike Eddy, Omar Ybarra, Roger & Christine Holloway, Bryce Geisey, Carol Reiser, Carol Barrow, Barry & Iann Carithers, Adam & Mandy Morgan, Nancy Garcia

Treasurer's Report- Kurt Wilson was not present.
Financials as of Oct. 2018 provided by Wiltgen's. Kurt previously reviewed and approved.

Water Committee - Scott Kukral. Presented a brief summary of how our water usage went throughout the summer. The springs saved \$1,950 this year.

The ditch started running again on Sep 27th and both us and the Overlook were switched back over to ditch water. I suspect they were only filling the reservoir, but we took advantage of it while it was available. The revised total water used this year is now 13.7 acre-feet or 4,389,619 gallons (our prorated usage is 1.81 acre-feet or 588,208 gallons), saving the Springs a total of \$1950.27 this year.

During the period Sep – Oct when we were using treated water (which was only about 2 weeks), our water bill was \$134.52. Since there is a base charge of \$26.86, we would have saved an additional \$107.66 had we been able to use ditch water during that period. The sprinklers were blown out and shut down for the season the weekend of 13 October.

Design Review committee- Lisa Eddy was not present.
No new items to report since September meeting.

Bob and Marilyn Wilgen presented the Property Manager Report.
See financial reports as of Oct. 31.

5.0 Public Participation

The Board held an informal open forum discussion where Members in attendance brought forward the following concerns and/or issues:

- Scott Krukhal read a statement on behalf of Fred Garcia asking the board to consider re-rocking the walking path around the neighborhood as the next project to be completed
- Rocking the path should be given priority over rocking the entrance as indicated in the 2019 budget proposal
- Walking path needs attention, 60%-70% in bad condition

- Path project was indicated to complete at the Dec. 2017 annual meeting
- Members expected the board to present a cost estimate to discuss and consider
- Request that future special projects not part of routine care of the property be funded via a special assessment.
- Determined that a Special Assessment is restricted according to the Covenants.
- Further landscape improvements could be considered from reserve funds, possibly over multiple budget years
- Pond pump noise is disruptive to the enjoyment of the neighborhood, needs to be addressed in coordination with the Overlook
- Revisit capital assets worksheet
- Reconsider an increase to the annual HOA annual dues
- Amend the dues assessment payment plan policy to allow split payments to twice per year
- Suggest retaining current board membership at five. Bylaws allow flexibility of three to seven members of the board that changes are not necessary.
- Document archive needs completed ASAP

The following Agenda items were tabled by the board to be addressed after the first of the year.

6.0 Election of Board Members

7.0 Ratification of 2019 Budget

8.0 Board Appoint Members to Design Review Committee (DRC)

9.0 Adjourn - Meeting adjourned by the board at 8:28 pm.

Respectfully submitted by:
Guy Coberly, 2018 Board Secretary

Board Adopted: N/A
Traci Burtnett, Board President
