

The Springs at Mariana HOA

Regular Board Meeting

May 29, 2019 7:00 pm

307 Meadowsweet Circle



Meeting Minutes

1.0 Opening of Regular Meeting

1. Call to Order: meeting began at 7:05pm
2. Roll Call: Board members present Mike Eddy, Omar Ybarra, Kurt Willson. Marilyn Wiltgen and Laurin Thomas present to represent WPM.
3. Welcome to Guests: in attendance were Carol and Scott Barrow, Ed Beck, Lee and Carol Blomgren, Marc and Kathy Brown, Barry Carithers, Marlene Cavanagh, Karen Crookshank, Andrea Dunn, Lisa Eddy, Fred and Nancy Garcia, Anne Gaspers and Scott Kukral, Ron Korngiebel, John Tregenza, Tim Volek, Bryant and Heather Woodard

2.0 Adoption/Approval of Agenda - approved

3.0 Approval of prior meeting minutes

1. Board Meeting –March 26, 2019 - approved
2. Board meeting set for April 23rd was cancelled due to lack of quorum

4.0 Reports

4.1 President's Report –

1. Recap of Spring Clean up (April 13th): Completion of front rocking of 1st street landscaping areas, and new mulch laid by several volunteers. Mulch at dogwood and large pine tree bed at entrance/Steinhauer's north border of HOA property, all 4 of the boulevard beds, and the Bird & Butterfly garden. Thanks to all o those who helped, esp Omar who brought his skid loader for all the rock and mulch. Eddys brought coffee and Santiago's breakfast burritos. Final cost of all rock, mulch and delivery was \$1705.
2. Board position to be filled - Carol Barrow has volunteered to fill one of the vacant board positions. This will assist board to have an odd number for voting and decision purposes, and help with quorum requirements as such.

3. Reserve Analysis Study Update: committee headed by Ron Korngiebel, Carol Barrow, and Mike Eddy met and worked on revision of the community reserve money to be held for replacement of assets owned by SMHOA. New figures showed that an amount of \$5600 is what would be needed for concurrent, catastrophic loss of all budgeted community assets, and that the current overage of approximately \$8000 could be diverted to the contingency fund for needed projects. It was realized that several items that need SMHOA funding over time are not currently being collected for as line items in the budget; ie fencing post replacement, spring clean up/volunteer's materials costs, and the replacement of granite on the community path. It was proposed that when the new budget is created this fall that these items be considered.
4. Review of community projects and maintenance items: Discussion surrounding the re-rocking of the eroding community walking path, the remodeling of the pond pump house (noise of pump operation for neighboring homes adjacent to pond is a nuisance) and the repair of the cracked cement at the boulevard island area proved that these are the most common community items in need of completion this year. These projects have been greatly reviewed and estimates for costs for each presented. The pump house would require approximately \$5000+ for materials, and the labor cost would be deferred as it will be completed by community volunteers willing to work on its construction. The Overlook HOA, who share in the maintenance of the pond and pumps for their watering needs, have preliminarily committed \$750 to the project. Next, the cost for cracked cement repair has been quoted to be \$2500. And finally, after several months of cost quote gathering for labor, equipment, material and delivery, the granite re-rocking of the path is projected to be \$18,000. Currently, there is not enough in the budget to fully fund these projects.
5. Special Assessment discussion: The members present had a lively discussion in regards to covering the cost of several projects not fully funded in this year's budget. It was presented that if the need for a Special Assessment to cover these expenses is to occur, that we get all of the above projects funded and completed in order to move forward. Several items have lingered due to fact gathering and cost projections, and the community sentiment was to get these projects off the action items list at long last. In order to schedule these projects for completion this year, $\$18,000 + \$5,000 + \$2,500 = \$25,5000$ is needed from the SMHOA budget. After applying the \$8000 contingency as reserve analysis suggests, the cost remainder is \$17,500. Divided by the 42 SMHOA owner lots, this comes to \$416 per lot, and this Special Assessment amount was put up for a board vote. Results were 3 for the assessment (Mike, Carol and Omar) and 2 against the assessment (Kurt and Cliff - by proxy).

4.2 Water Committee – Scott Kukral reported that the ditch is still not running, so sprinklers are not yet on. Once the call for water from the farmers further downstream comes, the water will be released. Scott put out a request for anyone who would like to assist with the ditch head gate/pond filling/community watering monitoring duties to contact him.

4.3 Treasurer's Report – Kurt Willson/Carol Barrow: WPM covered budget and spending for this meeting, please see below

4.4 Design Review Committee – Sarah Seltsam & Ted Burtnet
(Items tabled at this time) ...there is still a need for a third member

4.5 Property Manager Report: review by Laurin Thomas and Marilyn Wiltgen

1. Laurin Thomas (Bob and Marilyn Wiltgen's daughter) was introduced as the newest member of WPM, as she will be taking over her father's duties.
2. Laurin reviewed the results of the spring walk around with community committee members (Lisa Eddy, Carol Barrow and Scott Kukral). The items reviewed were many, but of highest priority was long standing fence damage (from weed wacking) and repair of rotting posts, checking the irrigation/watering system for obsolete and misplaced sprinklers and drips, removal of old tree supports, & removal of dead material throughout HOA areas. Newer plantings and beds were observed with special request for landscape management to hand pull weeds and cut suckers off of the boulevard plantings and trees, NOT to have them sprayed to avoid killing new plant material.
3. Financial reports provided were with collections made through May. Largest contingency expense this month was \$1704 for the Spring Clean Up costs for rock, mulch and delivery. This is not a line item budgeted for, thus it is paid out of contingency. We have \$1170 left in contingency for items that arise this year.
4. Insurance for Liability of the HOA's Directors & Officers were estimated last fall for 2019 budget, but actual costs were released in January. We budgeted \$1800 and actual cost was \$1934. We were short \$134 which came out of contingency at the beginning of the year.
5. Robert Hurley is the handyman who will be working with Laurin, and his services are currently billed at \$25/hr, which is a terrific rate per WPM and member's response.
6. The owner of 5639 Mtn Iris is short \$100 for this year's dues. This has been an ongoing issue with this owner, who lives out of the country and is difficult to contact. He has repeatedly been mailed certified letters and late fees have been placed to no avail. It was put to the board about what to do, and the board concurred with the WPM suggestion that a lien be placed on the property for the amount in arrears so that it would require payment prior to any sale of the property. This is a less expensive option vs going to court over the amount.

7. Two broken fence areas of concern were repaired: by the mailboxes on the south side of path by the Brown home, and fence posts located behind 5615 Mtn Iris along 1st street. These were REPAIRED by reinforcing and strapping, NOT replaced. To replace one post is approximately \$145 for the post material only, and does not include removal or labor. (This is one reason to consider a line item for fence replacement costs, not just ongoing fence repairs.) Mike asks how it is determined when a whole post needs replacement vs repair, and it was revealed that any post would be assessed as to how well it would perform with repair, or if it had deteriorated to the point that integrity was lost and replacement was needed.
8. Old tree supports/stakes and dead trees and bushes will be cleared next week. The felled tree stumps on the west side are to be left for natural habitat.
9. There is a wait on the removal of unneeded, damaged or obsolete drip lines located throughout HOA property until the sprinkler system is up and running to check these lines. This will occur with the ditch commencing its run.
10. Laurin requests assistance with locating and identifying noxious weeds on the path and other HOA areas for mitigation. Lee Blomgren had ideas for control of the cattails in the pond as he lived along a lake in the past and was able to work with this issue. Laurin and Lee to discuss further.

5.0 Action Items

1. Board determination of Special Assessment due date
2. Walking path re-rocking scheduled with Gravel Doctor, and timeline set
3. Pond Pump House Update - Omar Ybarra and Scott K (Overlook share with Mike to meet with Overlook (?)), and timeline for completion.
4. Cement repair between islands across from Steinhauer and Beck drive ways - Omar to report on timeline for completion.
5. Discuss addition of new needed line items for this fall's 2020 budget creation.
6. Possible request to DRC (?) to get netting or spikes for the picnic pavilion to mitigate bird droppings on tables. May be a WPM/handyman job.
7. Continued monitoring of the cattails in pond. Lee Blomgren to assist WPM with solutions
8. New roster to be generated with any new members, and Laurin Thomas contact info added as well.
9. Board charges WPM to put a lien, plus interest, on the 5639 Mtn Iris property until annual assessment dues are collected in completion.

6.0 New Business - Open Discussion - Announcements

1. Scott Kukral requests the Board to consider a line item be added in the fall on the 2020 budget for the SMHOA website domain costs which have been covered by Trish Coberley since her creating the domain for the community. He will find out how much this amount is for the next meeting.

2. Ron Korgiebel requests the Board to consider a line item for the projected 10 year replacement of the granite that will go onto the path this year. It would be a dues increase of approximately \$43 per lot to collect for the CURRENT cost of \$18,000.

3. It was discussed that the driving of ANY VEHICLE on designated wetlands and/or HOA property is restricted, and that any lasting damage caused by misuse of community property will incur a fine for repair. IF there are any yard access needs, please request/discuss prior to approaching maintained HOA areas.

4. It was discussed that NO plantings of any kind are to commence in the natural wetlands area, especially that which is designed to serve as a run off for the pond on the northeast side of the community. Any homeowners who wish to request a planting in an HOA AREA need to go through the SMHOA DRC (Sarah Seltsam and Ted Burtnett) for their input and approval.

7.0 Next Meetings

Regular Board Meeting - MONDAY, JULY 15, at 7:00 pm. Location – TBD

Annual Meeting - MONDAY, NOVEMBER 4th, at 7:00 pm. Location - TBD

* NEW 2020 BUDGET PROPOSAL to be released at least 10 days & no more than 30 days prior to this meeting for member's review. There will be a community vote and ratification of the budget and dues for the next year at this meeting.

9.0 Meeting Adjourned