

**The Springs at Mariana HOA
Regular Board Meeting
July 15, 2019, 307 Meadowsweet Circle**



Meeting Minutes

1.0 Opening of Regular Meeting

1. Call to Order at 7:10pm
2. Roll Call: Board members present Mike Eddy and Carol Barrow. Kurt Willson and Omar Ybarra absent. Marilyn Wiltgen and Laurin Thomas present to represent WPM.
3. Community members in attendance were Scott Barrow, Barry Carithers, Fred Garcia, AJ and Carol Rieser, Carol and Lee Blomgren, Karen Crookshank, Peter Hahn, Marlene Cavanagh, Anne Gaspers, Paula Harsin, Bryant Woodard, Scott Kukral, Andrea Dunn, Jeff Drager, Kip and Naomi Anderson, and Lisa Eddy.

2.0 Adoption/Approval of Agenda - approved

3.0 Approval of prior meeting minutes

1. Board Meeting –May 29, 2019 - approved with addition of approval for Scott Kukral to have up to \$200 to establish the ownership of the community website in SMHOA's name vs. being owned and paid for by individual community member Trish Coberly.

4.0 Reports

4.1 President's Report – Mike Eddy

1. Special Assessment for Walking Path: A recap of path re-rocking project and how the history of the community's assets repairs have fared was done for the newer community members not present at the last meeting. There was some concern that the Special Assessment and an Annual dues increase were to happen this year. The board states that many funding discussions have been had over the last meetings, but that no increase in dues was adopted.

Scott and Carol Barrow relayed the inception of the walking path by the developer TWL, and explained that the longevity of the path was not projected to have lasted as long as it has. With path repairs done as isolated issues and wear arose, the walking trail has serviced its users well, but now serious ruts, erosion and weed

invasions are evident in the thin stone cover. A maintenance only approach for the trail is exhausted and full restoration using a smaller rock size for comfort and of greater hardness is due.

Two years ago, a community survey was conducted to find out what the members wished the HOA to address. (See attached results, previously posted with the January 17, 2018 minutes). Most comments included requests in regard to aesthetics and maintenance issues: mainly, the entrance islands, landscape bed rocking completion along 1st street, pond pump maintenance, projects that did not always require community volunteers for upkeep, and 2 comments were explicitly about the condition of the walking trail. All community members present were satisfied with the project review. Marilyn Wiltgen reported that the assessment invoices were mailed to all homes/lot owners on Saturday, July 13th. If any member would like to pay the assessment in installments, the board asks for member's to contact Marilyn Wiltgen to set up payments. All monies are to be collected by this fall as the work will commence and be completed prior to winter weather.

2. Cliff Winter resigned from the board effective July 2, 2019. Community member Andrea Dunn has offered to assume the remaining time in Cliff's position (to Dec 2020), and this was approved. The board now has 5 members (president, treasurer, and 3 members-at-large), but additional members of the neighborhood are encouraged to serve on the board as well. Two current board members will have their terms expire this December 2019, and they will need to be replaced. The HOA board can hold up to 7 members.

3. DRC vacancies: Sarah Seltsam and Ted Burnnett resigned their positions as both will soon be moving out of the neighborhood. The DRC is shown in the covenants to be a 3 member committee, and Anne Gaspers, Paula Harsin, and Lisa Eddy have expressed interest in serving. Their appointments were unanimously approved.

4. HOA and DRC goals: Reviewed that SMHOA covenants requiring community members to maintain upkeep of all assets in order to honor the safety and quality expected by all who live here. The DRC will assist the HOA with direction for any upcoming home/garden remodels, final lot sale and home build on Mtn Iris, and overall surrounding community space upkeep. Current project for the committee to monitor is the pump house remodel, with need to keep its style (and any possible surrounding noise mitigation plantings) in harmony with community aesthetics.

4.2 Water Committee Report– Scott Kukral

Scott reports that the daily operation of water from ditch to pond to water our community irrigated spaces is running smoothly. The latest rains have challenged run off, and a review of the ditch leaking with increased water holding was stated. A trough on the path west of the mail-box area was placed a few years back to help water run south and off of trail, and is doing well.

A reminder that the pond was created primarily as a holding of the water used for irrigation, not as an aesthetic water feature. With flux of water needs, drought, ditch running and water quality, there are challenges to keeping the pond area attractive and with low noise. As the communities serviced by the pond have grown (Springs and Overlook), so have the needs for more pumps to get more water back up the hill to the north. A brief review of the water agreement (on the website for review by any member) and functionality of our ditch/pond/pump/irrigation system commenced. The Springs is responsible for about 13% of the costs incurred by system, as it uses 13% of the water, and the Overlook is responsible for the other 87%. However, there is some contention on the covering of costs to reconfigure the pump house. The Overlook's increased demand for water has required additional pumps, and they are housed in a structure created to house one single pump. It is very difficult to get access to the pumps for maintenance with this configuration, as well as the pumps are overheated and beginning to make loud disruptive whining noises during evening and night operation to the annoyance of members who live in proximity of the pumps. A meeting with a water committee member from the Overlook took place tonight with Scott, Omar Ybarra and Mike Eddy in attendance. The Overlook is to consider additional funds for completion of pump house reconfiguring and noise mitigation. Springs member Kip Anderson introduced himself as a professional in the water treatment world, and he has offered to assist Scott with review of the pump operations and motor status. He may have some new ideas that could decrease the hassle of complete pump house overhaul.

4.3 Treasurer's Report – Kurt Willson is not present to give report, so Marilyn Wiltgen reviewed financials. At this time, the SMHOA has \$13,712 in reserves, and \$18,260 in savings. Spending so far this year is in the amount of \$10,670, with a budget of \$27,300. Largest expenditures this year include material costs for finishing the rocking of all beds along 1st street, mulching around bird and butterfly garden and the front entrance beds, the cleanup of dead materials throughout the common spaces, and Bob Wiltgen's memorial bench.

4.4 Design Review Committee –Most items tabled until next meeting when new committee will be up to speed. To be addressed:

1. Project Updates: pump house redesign and Scott and Kip's review of the pumps/motor noise issues
2. Currently 3 open positions to serve: members are appointed by the Board
3. HOA property usage:
 - a. Individual homeowner plantings in HOA space, what is allowed?
 - b. Weeds caught in mesh (on HOA fence) need to be cleared
 - c. Is decor on HOA fence posts allowed?
 - d. Why do some members cut the HOA grass behind their property line?
 - e. Is it ok to drive on HOA property?
4. Aesthetics of the HOA property adjacent to walking path. Any ideas how to get this to be more harmonious and attractive? Remove all dead/install new plantings? Xeriscape with rocks and boulders vs ignoring large areas of dead earth and un-watered weeds and grass go? How can long term weed mitigation be better managed? What should we do with the dead cottonwood on southeast corner: sculpture or natural habitat or remove?

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

1. Noxious weeds: sprayed last week, to include Canadian Thistle. Scott asks what is used to kill these weeds, and Marilyn believes that it is a chemical that targets broad leaf (not grass) vs a Round-Up type chemical. With water running in ditch, this type of material cannot be used anyway.
2. Fountain aerator: The idea for a new pond aerator to combat the increasing algae was researched by WPM. They discovered a \$1700 electric floating type aerator with 100'cord. Members noted that the new mowers are cutting in a direction around the ponds that throws cuttings into the water, and that simply driving in the oppose direction could help immensely with this problem. Marilyn is to call the company to request this. Kip notes that algae can simply be mitigated by using Copper Sulfate, but that it would kill any fish in the pond. Other members expressed their desire to maintain as much natural wildlife as possible, as it is why they wanted to live in this community. The discussion of algae's smell and its clogging of the Overlook's pond draw filter vs wildlife disruption is ongoing. Again, the purpose of the pond for irrigation of two large communities vs. park area aesthetics was reviewed.

3. Rules of Path usage: review that it is ok for maintenance vehicles of WPM and of contracted companies to get access to all HOA property, and occasional use of owner members for access to back of their individual properties. Board asks that any owner please alert the HOA of intention to drive on trail prior to doing so. Bikes have been allowed without obvious problems. Neighboring community members are allowed to walk on the trail. However, it was suggested that the community monitor for motorized ATVs and dirt bikes that are more aggressive in wear on the trail, and that their prohibition can be set by the HOA if trail destruction is noted by their use.

4. Cutting schedule: Landscape company All Seasons was sold to a new company called K3. They have been struggling with getting up to speed on their responsibilities in each community, the schedule of the work, training of new workers, all compounded with early summer weather that hampered mows. All grass mowing is to get back to regular schedule now, with the “weed” cutting along the walking path along the south of HOA property at every three weeks. Cuts will be on Thursdays now, instead of Wednesdays.

5. Dead Cottonwood: cost to cut and grind is \$560. Have \$540 left out of \$1000 for tree costs. Marilyn to confirm what the \$460 used has been for so far this year.

6. Timing of re-rocking the path: to be scheduled for fall.

7. Sprinkler maintenance and removal of redundant line: Have not been able to get Robert Hurley (sprinkler contractor) to schedule this work.

5.0 Action Items

1. Committee Proposal – Walking Path Improvements scheduling
2. Pond Pump House Update - Omar Ybarra and Scott K (Overlook share in cost, best sound mitigation ideas, motor faulty?, final design plans to DRC)
3. Cement repair between islands across from Steinhauer and Beck driveways - Omar to find second bid to be sure of cost
4. Fence ownership report done by Scott K for repair responsibilities.
5. Other Updates ??

6.0 New Business - Open Discussion - Announcements

1. Andrea Dunn states that one of the evergreen trees along 1st street has winter desiccation damage and reminds the board that trees need watering in the winter in order to keep them healthy and viable. For every one inch of girth at chest height, trees need 10 gallons of water per month. WPM owns a water tank that is used to winter water, and we could retain them for this task if community would like it.

2. Scott Kukral got hold of Greg Muhonen who revealed that an undefined fence along the east side of the SMHOA property is not either community's erected fence; it was remnant from previous owner of the land, but owned by the Springs. Peter Hahn has mended some fencing along his property, and is unsure if he is to do so. WPM is meeting with Cove HOA tomorrow and will inquire. A detailed map of the owners of all fences around the neighbor was created with the information from Greg Muhonen for clarity. Ultimately, fence ownership (and maintenance) falls to the landowner on which land the fence sits. Any fence that does not abut HOA community property (i.e. that between two private lots) is the responsibility of one or the other landowner. See fence diagram attached.

3. Barry Carithers would like to recognize Peter Hahn for all the work he has done on the pond area, hand watering the gooseberries, the bird habitats, and the fencing on the east since just recently moving here and building his home.

4. Scott states that the community website is officially in the SMHOA's name (vs. Trish Coberly who kindly has managed it for years) and he is working to make it accessible to all for downloading items as needed. Suggestions were made for a recognition gift for Trish for all her hard work. Scott also requests someone to help revise all the community information to be up to date. Many references still to the ongoing sales of lots and overall development, when we are now completely occupied in every lot but one, and the community is maturing.

7.0 Next Meeting Dates:

Next regular HOA meeting set for Wed, September 11th at 7pm, 307 Meadowsweet, home of Mike and Lisa Eddy

Annual Meeting - Oct. date TBD, at 7:00 pm. Location to be determined.

8. Meeting adjourned at 9:02pm.