

The Springs at Mariana HOA Regular Board Meeting

September 11, 2019

307 Meadowsweet Circle

Meeting Minutes

1.0 Opening of the Regular Meeting

1. Call to Order at 7:05 pm
2. Board members present: Mike Eddy, Carol Barrow, Omar Ybarra, Andrea Dunn
3. Wiltgen Property Management (WPM) Marilyn Wiltgin and Laurin Thomas
4. Community members present: Barry & Ian Carithers, Karen Crookshank, Scott Barrow, Lee & Carol Blomgren, Nathan Hinkle, Tim Volek, Anne Gaspers & Scott Kukral, Paula Harsin, Fred & Nancy Garcia, Omar Ybarra, Chuck & Marlene Cvanagh

2.0 Adoption/Approval of the Agenda & Minutes

1. The agenda was adopted and approved
2. Board Minutes from July 15 were approved

3.0 Reports

3.1 President's Report – Mike Eddy

1. Marilyn is recovering from her fall and hip replacement
2. The special assessments are due by September 20th.
3. Projects for the special assessment include the pump house, path and concrete pad. Scott Kukral suggested that those most affected by the noise reduction of the pump house look at the plan proposed by the Design Review Committee (DRC). (the plan for the pump house is attached to this set of minutes). The Committee will include Barry & Ian Carithers, Lee & Carol Blomgren, Bryan Giesey (if he consents), and Peter Hahn (if he consents). *Barry will ascertain Bryan and Peter's willingness to serve.* Omar also noted that the pump house committee will need a builder licensed by the City of Loveland to draw the permit and that the design might be improved by using 2 x 6 framing materials to allow for thicker insulation to be installed for noise reduction. Both Peter and Scott K have said they have stone that could be used for the pump house but that if the committee wants the stone that Scott has they need to come and get it and store it because they may be in the process of moving and won't have a place for it.

There was a discussion of the noise from the pump house which seems to be reduced due the fact that the irrigation pump for the Springs is not working. Also, the aerator in the pond only worked for 3 hours after the repair. Robert Harley who does the sprinkler and pump work suggests a new pump at a cost of \$755 with a \$200 installation fee and to repair the old pump to use as a backup. A question was raised about whether this pump will be quieter. *WPM will check with Robert about how quiet the new pump will be and to get the aerator replaced.* Also, because the pump is not working, we are now using water from the City of Loveland. To date, we have used approximately \$900 out of \$2100 budgeted for the sprinklers.

4. The Broncos Tailgate party was a success we had a good turnout. Thanks to all who attended and helped with the organization.

3.2 Water Committee Report – Scott Kukral

1. This time last year the ditch had stopped flowing but at the present time water is still running in the ditch but it could be shut off at any time by the ditch company. It is estimated that we have saved approximately \$1300 so far this season by using ditch water. Marilyn noted that the ditch water does shorten the life of filters etc.

3.3 Treasurer's Report - Marilyn Wiltgen for Kurt Willson

1. Need to create next year's budget for the Annual Meeting. This will be completed according to the HOA guidelines.
2. The Special Assessment revenue goes into the reserve fund. As of today, \$7,581 has been collected out of the \$17,472 so 18 homes have paid thus far.
3. This year's budget is on track.

3.4 DRC Report – Anne Gaspers

1. The DRC has approved the design for the pump house and *Anne will send the report to the Pump House committee.*

3.5 Property Manager Report – Marilyn Wiltgen

1. A bid was obtained from the landscaping company to provide drips to 7 trees with 3 emitters each for \$1500-2500 and to lay soil over the roots of the trees. WPM is contacting two other companies for bids. Andrea asked if it was possible to get a map of what would be done and asked about soil over the roots of the trees since it is important to leave some of the flare exposed so the tree can take up oxygen. She also suggested mulch instead of soil to aid in water conservation. Paula suggested writing a grant to Northern Colorado Water that would pay for half of the drip system if it was awarded. *The DRC was tasked with providing information on the details.* Nancy also suggested that the CSU tree team would come out and do an assessment of the trees for \$25.00. Andrea can arrange this if the board wants to do this. Mike suggested separating the costs of the sprinklers and the pumps and Omar suggested the need to obtain solid bids, not a range of possible costs. The reason for separating these items is because pump failure was predicted in the reserve budget and the costs for the pump should come from this. Funding for irrigation and repairs can come from the remaining budget line for irrigation. Finally, Anne noted the amount of water from the sprinklers going onto the path that is south of the Butterfly garden. It seems the sprinkler heads are not directed properly and *WPM was asked to investigate whether the sprinkler heads need to be capped or new ones installed that would be directed properly.*
2. Lee said the pond looks great so Kudos to the Pond People who mechanically removed the cattails and removed the algae. Also, thanks to Peter who have been removing debris

from the pond. Peter has suggested vegetation around the pond to prevent grass clippings from going in. Lee suggested it may be better to use rock because vegetation may become unruly as it grows.

4.0 Action Items – Mike Eddy

1. Mike asked for homeowners' appetite to hold a fall clean up for removal of the remaining dead trees and other tasks. Homeowners generally agreed with doing a fall clean up and listed some possible tasks. *Mike Eddy will put together a list of tasks to be completed and set a date.*

5.0 New Business

1. Tim has looked into the cost of a carving for the cottonwood that is dead in the SE corner of the path. He circulated drawings and said the wood carver would charge \$400 to 600. The bid for removal of this tree is \$500 and was not originally budgeted in this year's annual budget. If homeowners removed the tree and put the wood at the fire pit, the cost would not be incurred. There was discussion of the pros and cons of doing the carving and *Tim was asked to submit a proposal to the DRC for their review* and there can be further discussion at the Annual Meeting. Note: On the following date the tree was inadvertently removed due a miscommunication. The tree was rotted and so this was error was probably to our benefit.
2. Andrea requested items for the next months newsletter including photos, etc.
3. Nancy announced that the Chili Fest will be October 5th, the first Saturday of October and that this would become the standing date in the future. Nancy is requesting the tables and tubs (for drinks) be brought to the gazebo by 3 pm on the 5th.

Also, the Garcia's are hosting an open house of September 29th at 1:30 for Andrea Samson who is running for Ward II on the Loveland City Council. Our neighborhood is in this Ward and all homeowners are invited to the Garcia's home at 331 Meadowsweet Circle.

5. Scott requested reviewers for the website. Marlene volunteered to look at it but if others would like to review, please contact Scott.
6. Nathan brought up issues with the mowing and the trimming in terms of the quality of the work and the frequency of mowing in the fall. Mowing needs to be done more frequently in the spring and less frequently in the fall. Marilyn noted that a new company bought All Seasons and the contract is ending. The current contract is mowing for 26 times in the summer so it was asked whether the frequency could be adjusted to match the seasonality. WPM is also getting bids from other landscape companies for the next season.

Nathan also asked about the width of the walking path (it will be 8 feet and 2 inches deep with granite) and there was discussion about the path width. Scott K provided an update on his communications with the Gravel Doctor and this will be done in the off season but we don't know when.

7. The Annual Meeting will be held November 4th at 7 pm. The location has yet to be determined. The HOA board will be meeting to put together the Annual Budget and it will be mailed out according to the HOA Bylaws, Section 11.07.
8. There was a discussion of the Special Assessment. Homeowners are encouraged to attend Board meetings to voice their concerns and to volunteer to be part of the Board now or in the future. There are currently 2 openings on the Board and there will be 2 more at the end of December when Omar and Kurt's terms end. There also was some discussion of changing the Covenants. Covenants are developed in accordance with Colorado Law and changes would require the expense of paying for an attorney, filing fees etc. Some changes were suggested 3 years ago and Marlene was able to obtain a free consultation from an attorney who specialized in HOA Bylaws and Covenants and the attorney said ours were not in need of changing because they were better than most other HOAs.
9. Omar has obtained 2 additional estimates for the concrete pad for the pumphouse. The first from A1 was \$3800 and the second from Crosscow was \$3,000. He is withdrawing his bid because of his current workload so Marilyn said she had another name of a concrete contractor who was reliable and Omar will get a bid from this company.

6.0 Next Meetings

The Annual Meeting will be November 4, at 7:00 pm, Location TBD

7.0 Adjourned at 8:20 pm