

**The Springs at Mariana HOA
Board Meeting Minutes
January 20, 2015 – 7:00 p.m.
363 Meadowsweet Circle**



1.0 Opening of Regular Meeting

1.1 The meeting opened at 7:10

1.2 Present were: Ron Korngiebel, Scott Kukral, Lisa Eddy, Nancy Garcia, Cyndy Dingae, Barry Carithers, Paul Matthews, and Bob and Marilyn Wiltgen

1.3 Guest present: Ginnette Korngiebel

2.0 The Agenda for the meeting was adopted by unanimous consent

3.0 Prior meeting minutes were approved by unanimous consent

3.1 Formal Adoption of the Executive Board Meeting minutes of November 17, 2014

Found at: http://marianasprings.com/wp-content/uploads/Minutes2014.11_exec.pdf

3.2 Formal adoption of the Annual board meeting of November 17, 2014

Found at: <http://marianasprings.com/wp-content/uploads/Minutes2014.11.pdf>

4.0 Reports

4.1 Board President Ron deferred his report until later in the meeting

4.2 **Treasurer's Report.** Lisa reported that there is \$4991 left over from last year's (2014's) budget in the capital improvement savings account. Capital improvements already identified are pump replacement and staining pavilion(s). The estimated income for 2015 is \$28,100 (42 lots at \$650 per lot). Our estimated 2015 expenditures will be \$22,185. That will leave \$5915 in the 2015 budget for needed capital expenditures or emergencies/contingencies. Discussion ensued about how we might make the budget easier for residents and others to understand. Marilyn indicated that she can generate reports on specific categories to update our status in each category as requested. **Thank you Lisa.**

4.3 **Design Review Committee Report** submitted by Marlene Cavanagh on 1/10/15

(Note: This board consists of Marlene Cavanaugh, Carol Barrow, and Greg Muhonen)

Lot 30 plans approved, start date TBD - waiting for bank loan, Andrea Hall building spec home

Prairie style split level, 2152 square feet main level, 1810 lower level

Lot 4 under construction, estimated completion date Spring 2015, Creative Angle Builders building for client Andrea Dunn Contemporary Craftsman, single story, 1900 square feet

Lot 9 foundation started, estimated completion date Summer 2015, Creative Angle Builders building for client Drager/Harsin. Traditional Craftsman, two story, main level 1784 square feet, upstairs 1231 square feet

Lot 11 plans approved, start date TBD, Schroetlin building for the Rutherfords
Prairie style two story home, 2200 square feet on the main level, upstairs 1373

Thank you Marlene, Carol B., and Greg.

4.4 **Property Manager report** by Marilyn and Bob

4.4.1 First Street and end of Alpine Laurel trimming completed. Cost: \$2400

4.4.2 Mailbox erosion control completed. Cost: \$1000

4.4.3 Rocking along path across from the mailboxes completed. Cost: \$652

4.4.4. Further rocking to be done west of the mailboxes. Est. cost: \$800

4.4.5 Schematic/diagram of the water system to be delivered before the April 21 Board meeting after Bob meets with Sprinkler Technologies. The schematic currently does not exist. By spring we will have a schematic of where pipes are and a complete drawing of separate zones, including the 5/8" tap from Little Thompson Water which connects to our pond. The estimated cost of this schematic is \$200-500. It is necessary for our future water planning. **Thank you Bob and Marilyn.**

4.5 **Welcome basket report** by Ginette. Eleven welcome baskets have been provided to new residents, and 2 new ones are being prepared. Ginny needs and welcomes more contributions at any time, and the board encourages all residents to participate in welcoming new neighbors. Please drop off gifts for the welcome baskets at 363 Meadowsweet. **Thank you Ginny.**

5.0 Public Participation

5.1 There were no public comments on 1-20-15.

Any Homeowner who would like to attend the Meeting as a Guest should try to give advance notice to the Board as well as the host/hostess, so appropriate accommodations can be made.

6.0 New Business

6.1 **Water Issues.** Scott K. and Ron have spent many hours researching our water situation and meeting with George Cornelius, President of the Overlook HOA, Mariana Springs developer, Greg Muhonen, and other concerned parties. A letter from Ron and George to developers Mike and Greg Muhonen regarding the future of 2.5 shares of ditch water we currently use was delivered on 1-19-15. We are waiting for a response. The Board agrees that we need to collect data to better understand: 1) the sources of water into our development; 2) the amounts of flow in and out of ditches and our pond and how this water gets used; 3) how much water we need to keep our pond an attractive water feature and our common areas useable all year long. The board has authorized the expenditure of three water meters to be split between our HOA and the Overlook HOA. They will be installed this spring and will provide needed data for moving forward to determine the most effective and efficient future water system. Some of the questions under consideration are: 1) why does the pond fluctuate so much? 2) is renting water a viable solution? 3) if buying water shares is feasible, what are reasonable prices? 4) what kind of system going forward will guarantee the best livability and property values of our community? Scott K. and George Cornelius will attend an annual Southside Ditch Company meeting to gain more information and clarity as we develop a plan for the future. **Thank you Scott K., Barry, and Ron.**

The 2015 board wishes to acknowledge and express its gratitude for the work done by Chuck Cavanaugh, Mark Vaughn, Bryce Giesey, and Adam Morgan who were appointed by the previous HOA board to deal with water issues. As the new board president, Ron made a motion which was seconded by Paul that the new water committee be comprised of Ron, Barry, and Scott K. The motion passed unanimously. The board encourages continued communication between the new and the previous water committees, and between all residents interested in this issue, and welcomes participation at all board meetings. **Thank you Chuck, Mark, Bryce, and Adam.**

6.2 **Updated/enhanced website.** Scott K. will explore with Trish Coberly the feasibility and cost of developing a section in the Mariana Springs website that would be just for home owners. It could offer a place for listing events, maps with resident names, lost and found, volunteer opportunities, etc. Scott K. will report back at the next HOA meeting. **Thanks (again) Scott K. and Trish.**

6.3 **Small Grants for Community Partnering update.** Nancy and Chuck Cavanaugh have agreed to develop a proposal for the 2015 Larimer County Open Lands Small Grants program. The program's purpose is to: 1) enhance natural areas including wildlife habitat and wetlands; 2) increase access to open spaces and natural areas; 3) provide opportunities for outdoor recreation or environmental education. HOAs with covenant-protected lands are specifically named as eligible entities. Up to \$2000 per year for a multi-year project is available, with a 50% match. The grant is due in early September, 2015 and awards will be made in April 2016. After the first year, subsequent funding is based on the success of the first year's project. Other HOAs have been funded for adding

xeriscape plantings to reduce water use, improving and repairing trails, and reducing noxious weeds. Nancy and Chuck plan to contact Zac Wiebe at Larimer County, the point person for this grant, to have a site visit and explore possibilities for Mariana Springs. We are open to suggestions from residents as we investigate ideas for this proposal. Per grant instructions, the board must authorize all proposal concepts and budgets. **Thanks for working with me Chuck.**

6.4 **Little Lending Library.** Barry and Iann Carithers have agreed to explore installing a Little Lending Library under the mailbox overhang. This is a “take a book, return a book” gathering place where neighbors share literature. In its most basic form, a Little Free Library is a box full of books or magazines where anyone may stop by and pick up a book and bring back another book to share. The Carithers have agreed to monitor the Little Lending Library if it comes to pass. They will report progress at the next board meeting. **Thank you Barry and Iann.**

6.5 **Entry Pavilions.** The pavilions on 1st Street and Alpine Laurel need attention. Lisa has agreed to clean them and work with others to provide flowers in the spring. **Thank you Lisa.**

6.6 **Vacant Lot weeds.** Paul has agreed to notify the owners of vacant lots when the weeds become a problem. **Thank you Paul.**

6.7 **Dogs in the neighborhood.** Ron will ask the DRC to remind contractors pick up after their dogs, and the board reminds everyone that dog owners are responsible for cleaning up after their own dogs. **Thanks Ron and DRC.**

7.0 Unfinished Business. None.

8.0 Adjournment. The meeting was adjourned at 9:05 pm.

Minutes submitted by Nancy Garcia, HOA Secretary on 1-22-15, with corrections from board members. Thank you.

