

**The Springs at Mariana HOA
HOA Board Meeting Minutes
April 21, 2015 – 7:00 p.m.
Garcia Residence
331 Meadowsweet**



1.0 Opening of Regular Meeting

Call to Order: The meeting was called to order at 7:10 pm.

Roll Call: Present were board members Ron Korngiebel, Scott Kukral, Nancy Garcia, Lisa Eddy, and members at large Cyndy Dingae, Paul Matthews, and Barry Carithers.

Welcome to Guests. Guests Present were Bryce Giesey, Adam Morgan, and Chuck and Marlene Cavanagh.

2.0 Adoption/Approval of Agenda: the agenda was adopted by unanimous consent.

3.0 Approval of prior meeting minutes

3.1 Formal Adoption of the Executive Board Meeting minutes of January 20, 2015

Found at: <http://marianasprings.com/wp-content/uploads/Minutes2015.01.20.pdf>

The prior meeting minutes were approved by unanimous consent.

4.0 Reports

Board President Report by Ron Korngiebel

Ron passed out ditch maps of our development, and our current Irrigation Operating Agreement, and turned the meeting over to Scott to report on water issues.

Water Committee report by Scott Kukral

Water for 2015. The water committee consists of Ron, Scott and Barry. In addition to the 2.5 shares of water that we continue to rent jointly with the Overlook each year, we have recently acquired 1.5 shares of water from the South Side Ditch/ South Side Reservoir company (SSDC). These shares are now own jointly with the Overlook and our portion is 13.4% of

the 1.5 shares, or .2 water shares. SMHOA's portion of the total purchase price (\$7000 per share) was \$1470. This includes the current year's annual assessment of \$295 per share. Together with the Overlook we have access to 4 shares of water which should be well in excess of our needs for 2015. One issue the Springs has faced is the speed of filling our pond when we or the Overlook draws down large amounts of water for their common areas. (Our pond serves as a water storage system for both developments.) We need enough water to keep our pond full enough to be aesthetically pleasing and irrigate common areas. The water level in the pond is predicated on the fill rate minus the draw down for irrigation. To address this issue for 2015, Scott rented one acre foot of water from the CO Big Thompson (CBT) at auction for \$60 for one year. (The board unanimously agreed to reimburse him for this expense.) The CBT water can be stored but the SSDC water must be used within 72 hours or released. Ditch water, however, may be drawn out continuously if needed for the pond. The water committee will investigate flow delivery systems into our pond and suggest ways to improve them as needed. Rebuilding a head gate from the ditch above the pond will be considered. Barring drought or other extenuating circumstances we should have excess water for this year. However the rate at which we can fill the pond vs. what is pumped out for irrigation may still be an issue for the overall water level.

Discussion ensued with input from Adam Morgan, Bryce Giesey, and Chuck Cavanagh, who served on the previous water board, about the pros and cons of continuing our relationship with the Overlook. Signed in 2008, this agreement is in force until it is revised by mutual consent of each board. It may be terminated only by 2/3 agreement of the lot owners in both HOAs.

NOTE from Ron K.: The sharing arrangement with the Overlook may not, in retrospect, be the ideal arrangement but it is the binding arrangement that we have. The Overlook needs our pond to store the water that they need and the Springs needs the head gate that provides the means of delivering the water to our pond. The operating agreement says quite clearly that irrigation must cease if the level of the pond falls below 3 inches of the fill pipe. It will be the responsibility of the respective water committee (the Springs this year) to insure that this happens if the pond level goes too low. Each HOA then has the option of switching to treated water. The Springs water committee (Scott, Barry, and Ron K.) will try very hard to properly manage the pond level while providing sufficient water to irrigate our common areas. Please let us know if we need to do a better job.

Additional note regarding a motion made on 2-24-15.

Since the details are in a state of flux, I move that the board give me the flexibility to conclude a deal that gives us a certain access to needed water within the parameters as presented. One or more seconds as well as your votes are needed as soon as possible. Seconded by Scott. All members voted yes.

Note: Scott received an estimate for a head gate excavation from Jansma Brothers Excavating that would cost \$2757. This does not cover the delivery pipe, only the construction of a new head gate. Please see Jansma Bros. Estimate #1176 dated 4-6-15.

In the event that there is not enough water to irrigate trees in common areas after the pond is kept at an optimum level, the Board President will communicate with home owners about the problem and what is being done to alleviate it. Home owners would, of course, have the option to water trees and bushes with their own city water if they choose to.

If you want more detailed information on SMHOA water issues please call Scott Kukral at 303-775-3543, or Ron Korngiebel at 970-301-2236.

Plans and options for 2016 and beyond. Scott is also developing an Irrigation Handbook for the neighborhood to help explain how our water system works, and how and where to acquire future water from SSDC or CBT. This resource will attempt to bring together all the water information in one place. The Board recommends that we monitor the water situation carefully in 2015, and see if we can use the data from city records from the already installed electric meters to determine the irrigation usage of each development. Fixes for the water system in 2015 will be evaluated for the future, and in 2016 we will revisit the issues of leasing water. The SMHOA will consider separating the Springs from the Overlook if conditions exist in the future to allow it. Specifically these would be the Overlook having its own storage facility, and the Springs having its own head gate.

Thank you Scott and the water committee for all your work on this important issue.

Treasurer Report by Lisa Eddy

Please see the Springs at Mariana Financial Report 4-21-15 Board Meeting attached to these minutes; and the Balance Sheet Standard as of March 31, 2015 also attached.

Lisa has requested the ability to monitor our account electronically at any time. She and Marilyn Wiltgen will set this up with the bank. We will be

monitoring our reserve savings account carefully.

Status of HOA dues collection for 2015

Lisa reports that all dues have been collected.

Reserve Account

The reserve account currently has sufficient funds to cover the re-staining of the pavilions as well as the replacement of the water pumps when needed.

Remaining funds for operational projects

The board unanimously decided to get an estimate for rocking the rest of the path, not to exceed \$2500, and to go forth with this initiative.

Status and amounts for reserve projects

\$2500 will be taken from our operating budget and placed in the reserve savings account. Thanks Lisa!

Design Review Committee report submitted by Marlene Cavanagh

The DRC consists of Marlene Cavanagh, Carol Barrow, and Greg Muhonen, chair. The board would like to issue a friendly reminder to all home owners that landscaping plans must be submitted to the DRC and approved by the board before installation, per our HOA agreement.

Updates on lots from last report:

Lot 4 - completed, Welcome Andrea Dunn!

Lot 30 - start date still TBD

Lot 9 - framing up and windows installed, on schedule for end of summer completion.

Lot 11 - foundation completed and framing in progress.

Landscaping Updates

Andrea Dunn and Scott Kukral are doing their landscaping in tandem from the same landscaper, expect both lots to be complete by the end of June. These plans were submitted by email to Greg on 16 Nov, and acknowledged on 18 Nov.

Brian Trainor expects to have landscaping completed by the end of August.

Rene & Terry Mize expect to have landscaping completed by the end of August.

New Building

Lot 5 - plans approved, IDS building spec home, 1808 square feet main level, foundation poured, framing starting, completion date early fall.

Lot 7 - plans approved, Custom On Site building spec, 1889 square feet main level, foundation dug, completion expected early fall.

Lot 32 - plans approved, Custom On Site building spec, 1894 square feet main level, lot dug, completion expected early fall.

Thank you Marlene, Carol B., and Greg.

Property Manager report by Marilyn and Bob Wiltgen

Directors Insurance

Marilyn Wiltgen suggested that the board obtain directors insurance since CO law is now more specific about board of directors duties. Discussion ensued about individual director's umbrella policies being adequate to cover liabilities. No decisions were made and this issue will be revisited at the next meeting.

Schematic/diagram of the water system status

Water system schematic: We plan to turn the ditch water on at the end of April. At that time, Sprinkler Tech and we will create a diagram /schematics for the water system. It should be available by mid-May.

Status and schedule for installation of water meters

Since non-treated water will clog water meters, they will not be installed. Instead, we will try to track our water usage using the electric meters already installed which measure the City of Loveland electricity used by the pumps.

Plan to deal with Voles in Common area

On the 29th of April, Ritecorp Company will exterminate voles for \$45 per household. Home owners should Contact Bob Wiltgen if you would like this service. 970-663-2125

Garage Sale with the Cove

This year's annual multi-neighborhood garage sale will be held May 15-16. Contact Marilyn for details. 970-663-2125

Additional Information:

1. Fertilization will be completed around May 1, after the sprinkler system is activated.
2. The water feature will be drained, cleaned and filled the week of April 20. The bronze heron at the water feature will be cleaned and waxed on May 18.
3. In order to continue managing Common Interest Communities, all property managers are required to be licensed in the State of Colorado by July 1, 2015. Wiltgen Property Management has completed all continuing education, testing and bonding requirements, and have applied to the Dept. of Regulatory Agencies for our licensing.

Thank you Marilyn and Bob.

Welcome basket report by Ginny Korngiebel

Since the last meeting, Ginny provided welcome baskets to the Holloways and Andrea Dunn. She is still collecting nonperishable items for future baskets, so drop them by! Thanks a lot for doing this Ginny.

5.0 Public Participation

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 Unfinished Business

Potential of updated/enhanced website by Scott Kukral

Scott and Trish are still working on this. A new Lost and Found part of the website has been established. See www.marianasprings.com/forums

Small Grants for Community Partnering update by Nancy Garcia

Nancy and Chuck will meet with Zac Wiebe, Coordinator for Larimer County's Dept. of Natural Resources Open Lands Program on Monday, April 27. We will discuss applying for funds for various projects to enhance community natural areas, including ideas for xeriscape, and develop a proposal for HOA Board approval this summer. Note: a 50% match will be required which can be dollars or volunteer hours computed at \$22.43/hour.

Little Lending Library status by Barry Carithers

A carpenter is needed to build the library using plans provided by Barry. Lisa will contact her carpenter and work with Barry on this item.

Entry Pavilion cleanup status by Lisa Eddy

Lisa, Marlene Cavanagh, and Cyndy Dingae will take on this project during

planting season. Many thanks, ladies for giving us curb appeal!

7.0 New Business

7.1 Spring cleanup discussion

Ron suggested that an organized spring clean-up is not needed this year since most home owners clean up the path and common areas on a continuous basis. Thank you home owners!

8.0 Adjourn The meeting was adjourned at 9:25. The next meeting will be on June 23 at the Carither's home, 120 Alpine Laurel.

Respectfully submitted by Nancy Garcia, Secretary.