



The Springs at Mariana
Home Owners Association, Inc.

Date: Monday, October 21, 2013

Time: 7:00 p.m.

Location: 5360 Lighthouse Point Ct
(Bob/Marilyn Wiltgen
Residence – “The Cove”)



MINUTES

Attendees: Board Members-Chuck Cavanagh, Greg Muhonen, Michael Eddy, Cynthia Dingae, Ronald Korngiebel, A.J. Rieser, Bob & Marilyn Wiltgen. Community Members also in attendance: John & Jill Tregenza, Karen Crookshank, Ginette Kornigiebel.

Called to Order at 7:15 p.m. – Chuck Cavanagh (Bd. President).

- Chuck Cavanagh made motion to accept agenda format as written (and as previously sent to the community)/Ron Korngiebel-second; Motion carried.
- Ron Korngiebel made motion to accept minutes of previous HOA meeting w/o reading of same/Chuck Cavanagh-second; Motion carried.

Meeting (HOA) Format/Previously Discussed Issues.

- As facilitated by Bd. President, and based on Chuck’s informal communication with Bd. Member-Trish Coberly, the desire to better organize (formalize) Bd. Meetings was discussed. Meeting agendas will be sent to the community prior to meeting dates and a public participation/forum time period will be included at each meeting for issues to be presented orally/in-person by individuals. It is hoped that greater community involvement/increased efficiency re: actual meeting time/transparency/improved neighbor relationship relative to issues will be impacted by utilizing a new format. Chuck pointed out as well that a Treasurer and Property Managers Report is to be presented at each meeting, a practice that has been followed at HOA meetings.
- This meeting (10/21/13) was the initial meeting relative to the above noted, new format; one issue discussed was that of informal/formal complaints of neighbors relative to other community members. Specifically, it was strongly felt that leaving anonymous notes by individuals on the property/house/vehicle of neighbors with whom that individual may have an issue is detrimental to a community spirit that we all wish to experience in the Springs. The Board is asking that individuals who may have concerns to participate in the Bd. Meetings and present said concern. Correspondingly, **the Board is very appreciative** of the Community Members attending this meeting (10/21/13) who voiced their concerns, both relating to “sign issues” that are questionable relative to intent and language of the Covenants. Initially then, Bd. Member, Ron Korngiebel, after discussion relative to the issues presented by these individuals, will be making contact with the property real estate representative relative to one concern presented. Additionally, (and again, initially) Ron will also be submitting to the entire community a “generalized overview” (“Do’s & Don’ts”) relative to the covenants, some of which are directly related to the second issue.
- An additional point of discussion then revolved around the follow-up/follow through of the HOA Board relative to issues in general. The neighborhood to date has generally done well relative to a laissez-faire type of facilitation/direction on the part of the Bd.; the Bd. does recognize however that concerns relative to covenant adherence exist. Further, discussion continued relative to how these issues should be handled by the HOA Board as our neighborhood grows, and related to those changes that may occur when different

individuals/personalities become/take their turn as HOA Bd. Members (For example: Is there an interim step between a concern being voiced/submitted by a community member and yet before the filing of a formal complaint; To what level should the Bd. be involved relative to enforcing the Covenants as written with the realization that Bd. members are “neighbors” as well; etc., etc.). On-going discussion concerning this issue on the part of the HOA Board will take place; community in-put (i.e. “Public Participation” in Bd. meetings) is warmly welcomed.

Treasurer’s Report.

- Greg Muhonen (Bd. Treasurer) detailed that all bookkeeping/reporting is (and has been) done by our Property Manager team, namely, Marilyn Wiltgen. We (the Bd.) meet quarterly (more frequently as/when needed) and Trisha Coberly inputs all treasurer’s reports on the community website.

(Do Note---If Community Members have questions/concerns relative to the treasurer’s report: **FIRST**-consult the website; **SECOND**-contact Marilyn Wiltgen for further information/specifics.

- (Treasurer’s Quarterly Report)---Summarized through October 1, 2013: All collections (dues) are up-to-date; \$1850.00 is going into the reserve account (\$\$ from contractor deposits, clean-up fees, \$200 fees assessed new owners, etc.). Will be starting 2014 with (about) \$8560.00, much the same amount as what we started with in 2013. No increase in HOA dues is suggested as of this date.

Property Manager’s Report/(Springs “physical property” issues discussion/action):

- Bob Wiltgen reported that one more common area mowing will be scheduled at the start of November in order to get as many leaves/Autumn “kill” as possible.
- Water feature is shut off. Bob did go ahead and add some small air pumps to operate through the winter in the water feature. It is hoped that these pumps will maintain a healthier water environment through the winter and possibly eliminate algae growth and extensive cleaning in the Spring. This expense is budget supported.
- A new drip system for the common area trees is complete – widened the circumference of the drip lines and built up around the trees to hold the water from running off.
- The ditch between the “Cove” and the “Springs” was dredged out by the ditch company using a backhoe/Bobcat, etc. Much of the debris was piled and not removed. The Springs has a shorter “length of ditch” than the Cove that the neighborhood is responsible for relative to cleaning up this debris. Bob has arranged for the ditch company to spray the ditch on an on-going basis; and, he has presented the idea of having our mowers trim the ditch through the summer “mowing season” (this would probably increase our mowing costs by \$1000.00). Further, Bob stated that he felt that \$500.00 would be sufficient to have someone get rid of the material remaining for which the Springs is responsible. (Ron made the motion to allocate said amount (\$500.00)/Chuck-second, for this material removal – carried). Further discussion is suggested relative to having the mowers trim throughout the growing season, as Cindy Dingae indicated, this could be costly relative to our contingency account.
- Greg Muhonen reported that all flood damage to the South Side Ditch has been repaired. Though the ditch was running in the a.m. (10/21/13), and though the pond is approximately a foot low, it was decided not to spend the \$\$ to re-prime the pump/then winterize it again just to “top off” the pond.

Public Participation.

(Please refer to the above noted, “Meeting (HOA) Format/Previously Discussed Issues”.) Again, the Board is very thankful for the community members who chose to join us at this Board Meeting (10/21/13) and hope this is the direction our neighborhood chooses to follow in the future.

New Business.

Review of proposed 2014 Budget (Marilyn Wiltgen):

- Recommended that the \$540.00 assessment stay the same.
- In Capital Improvements; each year a \$\$ figure is added for “long term” improvements; i.e.: \$400.00-for concrete slab across Alpine Laurel east from the mailboxes; \$835.00 for the staining of the Pavilion structures (recommended for every 3 years); Presently, there is \$1210.00 in our contingency account (this figure would be the source of \$\$ for mowing the ditch bank on an on-going basis next summer thus the concern noted above as voiced by Cindy Dingae).
- Greg moved/Ron-second approval of 2014 budget as proposed – approved.

Possibility of re-surfacing the neighborhood streets next Spring as stated by Greg Muhonen. The question then arose as to what to do about the concrete section across Alpine Laurel east from the mailboxes. The Board felt that we should continue to have the decorative concrete section there for community aesthetic quality vs. paving over said section. Discussion took place relative to whether to pour the whole section across the street or simply replace the area within the space from the side of the street to the obvious crack in the concrete (the latter of course being less expensive). We presently have approximately \$5900.00 to use; the Bd. asked that Bob contact concrete companies/firms for a bid to get an idea of all facets of the costs concerned and bring to the first quarterly Bd. meeting of 2014.

Cottonwood Tree (Behind Lot-8, Meadowsweet Circle). Bob, in inspecting the property, had an arborist check the larger trees in the neighborhood. Subject Cottonwood tree, which sits half on HOA property/half on private property, is felt to be “hollow” and possibly compromised relative to threat of potentially falling. Bd. approved A.j. Rieser and Bob Wiltgen to contact personally the new homeowners relative to their opinion of what they would like to see done in relation to what the HOA would do, i.e., leaving tree as it stands, split cost of removal of tree, etc. A.j. and Bob to report back to the Board.

Miscellaneous.

Mike and Lisa Eddy have graciously offered to act as host of this year’s **Annual, Community Meeting**. This year’s meeting is scheduled for Monday, November 11, 2013

Board President – Chuck Cavanagh	Term expires December, 2014
Vice President – Mike Eddy	Term expires December, 2014
Secretary – A.j. Rieser, Jr.	Term expires December, 2013
Board Member – Trish Coberly	Term expires December, 2014
Board Member – Greg Muhonen	Term expires December, 2014
Board Member – Cindy Dingae	Term expires December, 2015
Board Member – Ron Korngiebel	Term expires December, 2015
Property Managers – Bob and Marilyn Wiltgen	

