

**The Springs at Mariana  
Annual Board Meeting Minutes**

**November 11, 2013**

**307 Meadowsweet Circle, Loveland, CO 80537**



**1.0 Opening of Meeting**

Board President, Chuck Cavanagh, called the meeting to order at 7:31 p.m. Board members present were Chuck Cavanagh, Trisha Coberly, Cyndy Dingae, Michael Eddy, Ron Korngiebel, and Greg Muhonen. President Cavanagh also welcomed other attendees, which included Carol Barrow, Jason Dingae, Lisa Eddy, Fred and Nancy Garcia, Paul Matthews, Mark Vaughn, Bob Wiltgen, and Marilyn Wiltgen.

**3.0 Consent Agenda**

Mr. Cavanagh motioned to approve the October 21, 2013 meeting minutes as presented in the board packet, and Mr. Korngiebel seconded the motion. The motion was approved unanimously.

**4.0 Written Reports**

***4.1 President's Report***

Mr. Cavanagh did not have any items to report since the last meeting.

***4.2 Treasurer's Report***

Nothing was reported at this time.

***4.3 Property Manager Report***

Bob Wiltgen summarized the following projects completed over the past year:

- There were three trees added along the path with one being supplied by Mr. Korngiebel.
- A drip system was added for all trees along the walking path and adjusted the system to account for tree growth.
- An aerator was added to the front entrance pond in an effort to keep the water clean throughout the year, which has resulted in a cost savings.
- HOA structures were stained.
- HOA residents rocked and mulched common areas.

## **5.0 Public Participation**

Mr. Vaughn asked about the removal of the dead aspen trees on the south side of First Street. These trees likely measure 30 to 40 feet high. The board agreed to add the topic to a future meeting agenda and in the meantime acquire bids for professional removal.

## **6.0 New Business**

### ***6.1 Budget Presentation***

Marilyn Wiltgen reviewed the 2013 budget that was provided in the board meeting packet. The board agreed that a dues increase was not necessary at this time. Mrs. Wiltgen indicated that all 42 homes/lots are in good standing regarding their HOA dues.

Mr. Cavanagh opened the floor to budget-related questions. A resident asked whether the HOA's fiscal year matched the calendar year, and Mrs. Wiltgen confirmed that it does.

Mr. Korngiebel expressed concern over the lack of a contingency fund without using reserve funds; however, the board felt that there are enough areas in the budget to reallocate funds as necessary.

### ***6.2 New Year's Eve Progressive Dinner***

Mrs. Barrow explained that many of the residents have participated in a progressive dinner on New Year's Eve. When the group expressed interest in continuing this event, Mrs. Barrow offered to e-mail the residents and organize the event. The board thanked Mrs. Barrow for her willingness to volunteer and put together the celebration.

### ***6.3 Christmas Decorations***

Mrs. Coberly presented the idea of decorating the entrance as years past, and the board agreed to do so. Mr. Muhonen indicated that Mariana Cove had purchased LED lighting and was offering their older lighting for free. Mr. Korngiebel offered to get the lights from Mariana Cove and locate the association's other decorations, and Mr. Cavanagh volunteered to e-mail the residents with specifics regarding the community decorating day set for November 30, 2013.

### ***6.4 Election of New HOA Board Members***

Mr. Rieser has fulfilled his term commitments and is retiring from the board. Additionally, Mr. Muhonen's term expires in 2014 along with Mrs. Coberly's and Mr. Eddy's. In light of Mr. Muhonen's ten years of service to the board and in an effort to keep the board turnover balanced, the board unanimously agreed to accept Mr. Muhonen's suggestion to retire one year early, leaving two board positions open in 2013 and two positions in 2014.

Mr. Cavanagh nominated Paul Matthews. Lisa Eddy also expressed interest in board membership. The board unanimously approved both Mrs. Eddy and Mr. Matthews to a three year term.

### ***6.5 Revisions of and Clarifications to Covenants***

Mr. Korngiebel suggested an amendment be added to the covenants to restrict lettering on commercial vehicles parked in the neighborhood. Mr. Muhonen indicated that a membership quorum was required to amend the covenants, so no vote was taken.

Mr. Korngiebel suggested that the welcome packet add the following statement:

Moving into a new home usually involves garages filled with boxes, leaving little to no room for cars. This means that those cars and potentially contractor vehicles may need to be parked overnight on the street. We understand that the logistics of moving and settling in are difficult. In general the HOA would like to extend a grace period of up to 30 days for new residents to get settled prior to being expected to comply with the overnight and other parking restrictions. If you need more time, please ask.

Mr. Korngiebel moved to approve the change to the welcome packet. Mrs. Dingae seconded the motion, which was passed unanimously.

## **7.0 Additional Business**

### ***7.1 Trees***

A leaning tree partially on the property at 235 Meadowsweet Circle but mostly located on HOA property is causing safety concerns. In the interest of time, the board opted to table the discussion until the officer meeting directly following the annual meeting.

The board discussed the corner tree at Alpine Laurel and Meadowsweet Circle as well as the dead Aspen trees along First Street reported by Mr. Vaughn during public comment. Because safety was not an eminent concern at this time, the board opted to defer both topics to a future meeting after board members have had time to research the tree conditions further.

### ***7.2 Water Committee***

Mr. Vaughn has volunteered to participate on the water committee along with two other residents. They would like time with the board to discuss any questions or concerns. The board agreed to discuss the matter at the first quarterly meeting of 2014.

### **7.3 Design Review Committee Report**

Mr. Muhonen offered to report on future construction plans on existing lots, and the board agreed.

- Lot 6, Block 1 is set to begin construction soon.
- Lot 25, Block 1 is set to begin construction soon.
- Lot 4, Block 2 is conditionally approved provided that some changes to elevations be made.
- Lot 6, Block 2 has been approved to begin construction.

### **8.0 Adjournment**

The board voted unanimously to adjourn the meeting at 9:01 p.m.