

**The Springs at Mariana
Board Meeting Minutes**

February 10, 2014

5634 Mountain Iris Court, Loveland, CO 80537



1.0 Opening of Meeting

Board President, Chuck Cavanagh, called the meeting to order at 7:20 p.m. Board members present were Chuck Cavanagh, Trisha Coberly, Cyndy Dingae, and Paul Matthews. Lisa Eddy joined the meeting in progress. The board welcomed guests Bryce Giesey, Terry Mize, Adam Morgan, and Mark Vaughn and property managers Marilyn and Bob Wiltgen.

3.0 Consent Agenda

Mr. Cavanagh motioned to approve the minutes for both the board and annual meetings as presented in the agenda. Mrs. Dingae seconded the motion, and the minutes were passed unanimously.

4.0 Reports

President's Report

Mr. Cavanagh did not have anything to report as President.

Treasurer's Report

Mrs. Wiltgen reviewed the financials, which included the 2013 Profit and Loss budget to actuals the 2013 Balance Sheet, and the 2014 Profit and Loss budget to actuals.

Property Manager's Report

Mr. Wiltgen brought up a tree issue at 331 Meadowsweet Circle; however, Mr. Cavanagh asked that we address the issue during the specific board agenda item later in the meeting.

5.0 Public Participation

Mr. Cavanagh mentioned that the residents at 251 Meadowsweet Circle are having their garage floor coated and will be temporarily store some items on their porch for a few days.

6.1 Water Issues

Bryce Giesey, Adam Morgan, and Mark Vaughn comprise the water committee for The Springs at Mariana and are tasked by the HOA board to work with representatives from the Overlook regarding our shared water needs and current agreement. The board and committee worked to clarify the neighborhood's water needs and goals. The committee will work to obtain the current water contract for review and work with Greg Muhonen to clarify upcoming water plans.

6.2 Trees

Mr. Vaughn mentioned the dead aspen tree on the east end of 1st Street that needs to be removed. Mr. Wiltgen estimated the removal cost at \$350 to \$500. Mr. Vaughn also mentioned the fruit trees on 1st Street that need to be pruned.

Mrs. Dingae motioned to authorize Mr. Wiltgen up to \$500 to remove the tree on 1st Street and to replace the previously removed tree behind 331 Meadowsweet Circle. Mr. Cavanagh seconded the motion, and motion passed unanimously.

6.3 Concrete/Asphalt Repair/Replacement

The decorative walkway across the street near the mailboxes is partially damaged. The board can either coordinate with the City of Loveland to have the walkway cleared and asphalted over when the neighborhood streets are repaved, replace the walkway with decorative concrete after the repavement, or attempt to repair the existing structure. Mr. Wiltgen will get an estimate for the costs of all three options. Once more information is gathered, Mr. Cavanagh will poll the residents to better determine the community's desired direction.

6.4 Fence Repair

With the removal of the tree at 235 Meadowsweet Circle, there is now a gap in the fence that borders the walking trail. Note that the fence had previously met the tree on each side. Mr. Cavanagh motioned to authorize Mr. Wiltgen to repair the fence, Mrs. Eddy seconded the motion, and the board approved the motion unanimously.

7.0 Unfinished Business

Meeting Date Change

Mr. Cavanagh noted he will not be able to attend the May 19 meeting and proposed that we move the meeting to May 5. Mrs. Dingae offered to host the meeting.

Review and Copying of Association Documents

There are two resolutions that are required by State Law for Common Interest Communities.

HB 1276: The HOA Debt Collection Bill deals with having certain minimum requirements within the collection policy, such as

- Date assessment is to be paid to the association and date it becomes past due
- If the association is entitled to charge late fees and interest and what amounts can be charged
- Returned check fee charges
- Circumstances which entitle a homeowner to enter into a payment plan and details thereof
- How payments will be applied to delinquent accounts

This law also deals with the requirements to be met before an association can turn over a delinquent account to an attorney or collection agency, the details of certain payment plans, and when an association can proceed with foreclosure procedures.

This bill went into effect January 1, 2014.

HB 1237: Records of Association deals with retention of Association records requests for the inspection and copying of Association records by Owners; which records are mandatory to produce for inspection, which are discretionary, and which are prohibited. It also deals with charging for producing these records.

This bill became effective January 1, 2013, but little information about it was distributed until the last quarter of 2013.

Mr. and Mrs. Wiltgen received assistance in drafting the policies. Mr. Cavanagh motioned to approve the policies, and Mr. Matthews seconded. The board approved the policies unanimously.

8.0 Adjournment

Upon motion by Mr. Matthews, seconded by Mrs. Dinage the meeting was adjourned at 8:53 p.m.