

**The Springs at Mariana
Board Meeting Minutes**

September 2, 2014

307 Meadowsweet Circle, Loveland, CO 80537



1.0 Opening of Meeting

Board President, Chuck Cavanagh, called the meeting to order at 7:05 p.m. Board members present were Chuck Cavanagh, Trisha Coberly, Cyndy Dingae, Lisa Eddy, Mike Eddy and Ron Korngiebel. The board welcomed guests Nancy Garcia, Ginette Korngiebel, Scott Kukral, Terry Mize and property managers Marilyn and Bob Wiltgen.

2.0 Agenda

Mr. Cavanagh motioned to approve the agenda as presented. Mike Eddy seconded the motion, which was approved unanimously.

3.0 Consent Agenda

Mr. Cavanagh motioned to approve the minutes for the April and May board meetings as presented in the agenda. Mr. Eddy 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 2014 Balance Sheet and the 2014 Profit and Loss budget to actuals through July 31. Mr. Cavanagh asked about scheduling a budget meeting prior to the annual meeting slated for November 17. Mrs. Wiltgen offered to host the meeting in early to mid October at her home. The group agreed to send an e-mail to schedule the meeting and post the date to the website.

Property Manager's Report

Mr. and Mrs. Wiltgen did not have anything to report as Property Managers.

5.0 Public Participation

Mrs. Garcia announced the annual neighborhood chili fest that she and Mr. Garcia will host October 11 at 5:00 p.m. The event will be held at the shelter in the common area. The HOA is providing bowls, plates, utensils and napkins and asks that the guests provide their favorite chili in a crock pot to plug-in as well as their beverage(s) of choice, and/or cornbread, salad, dessert, and lawn chairs. Mrs. Garcia requested \$50 to provide two chili ristras to provide as raffle awards. Mrs. Wiltgen offered to purchase the items with HOA funds on her trip to New Mexico. Please RSVP to Nancy Garcia via phone at 970.619.8700 or via e-mail at Garcia.consulting@comcast.net. Mr. Cavanagh motioned to approve the \$50 expenditure for the event, and Mrs. Dingae seconded the motion. The board voted unanimously approved the expenditure.

Mrs. Garcia wanted to comment on the health of the trees in our neighborhood and the erosion at the mailboxes. She asked that the erosion issue be remedied to prevent neighbors from having to step in mud to get their mail. Mrs. Garcia and Mrs. Korngiebel suggested a barrier such as a railroad tie, and Mr. Kukral indicated that a barrier would make it difficult to bike that trail. Mr. Korngiebel indicated that some portion of the issue would be lightened when the landscaping at the neighboring home under construction is completed. Mr. Eddy mentioned that the mud at the mailboxes, though more significant this year, has been an issue for years. Mr. Kukral mentioned changing the way the area drains to remedy the issue and suggested a French drain. Mr. Wiltgen also said a pan may be an option but said a hard rain would still result in mud at the mailboxes. The board noted the feedback.

Mrs. Garcia said that the beautiful tree along the trail near her home isn't doing well and was concerned about its health. Mr. Wiltgen appreciated the feedback and said that he would check it out.

Mrs. Korngiebel asked that the path is sprayed for weeds. Mr. Wiltgen said that the person hired to do that has come to the neighborhood three times but has not been able to complete the task due to wind. Breeze of any kind can cause neighbors' vegetation to die, so it is important to not spray when a breeze is present. Mrs. Korngiebel just wanted to be sure Mr. Wiltgen was aware of the issue, and Mr. Wiltgen thanked her for bringing up the topic.

6.1 Water Issues

Since the last board meeting, the water committee has met with Mr. Muhonen as well as with the Overlook to begin to develop a long-term plan. Because both developments needed water storage, it became convenient to use the pond in the Springs at Mariana to store water and the head gate in the Overlook. However, this is not the intent of the pond and a sustainable plan needs to be implemented as Mr. Muhonen is not obligated to use his water shares for neighborhood needs. The Springs at Mariana has had difficulty getting an estimate on the cost for water shares. Because shares do not sell often, it's been difficult to gauge the cost.

Furthermore, the head gate in the Springs at Mariana needs to be repaired in order to remedy the issue; however, there is a great upfront expense to the neighborhood.

Because the Springs at Mariana gets only 13% of the water and the Overlook receives the remaining water, splitting the labor to fill the pond is not sustainable. The proposed Springs' long-term goal is to sever ties and convert to City of Loveland water. The annual water cost is estimated at approximately \$2,000. Therefore, the committee's recommendation is to notify the Overlook that the current agreement would end on December 31, 2014. Mr. Wiltgen said he felt using city water to water the grass and flower beds would make sense vs. purchasing a share of water with a cost of approximately \$25,000 per share, without a guarantee that there will be water available to meet the neighborhood watering needs. However, this idea has nothing to do with topping off the pond, when needed. That is a separate issue.

Mrs. Garcia asked whether a pump would be installed to aerate the pond and keep it from being stagnate. The group agreed that a pump of some sort would need to be added.

Mr. Eddy asked about xeriscaping the pond area and possibly bringing the pond in to lessen the demand in replenishing the pond from evaporation. Mr. Mize asked for clarification regarding the issue. Mr. Cavanagh clarified that there are aesthetic concerns, no guarantee to water access, and the on-going concern for filling the pond 50% of the time while only using 13% of the water.

Mr. Eddy asked if we could approach the Overlook with an altered plan for care of the pond to better reflect the percentage of use. The group continued conversation and asked more clarifying questions. The board agreed that more information is necessary.

Mr. Cavanagh moved to direct the water committee to approach the Overlook with a proposed altered plan to better reflect the percentage of use and report at the October board meeting. Mr. Korngiebel seconded the motion. The board approved the motion unanimously.

6.2 Mud/Erosion at Mailboxes

Mr. Cavanagh asked if anyone had suggestions for remedying the issues. The prior suggestion of creating a dam would result in issues for bikers, who use the trail. There was a suggestion to consider a change in grade or to consult a landscaper. Concerns around diverting the water to other properties was voiced. Mr. Korngiebel asked to direct Mr. Wiltgen to consult a landscaper. Mr. Kukral volunteered to consult the county and/or city and report back prior to the October board meeting. Should he not make progress, Mr. Kukral will report back to the board as soon as possible to enable the group to promptly search for other solutions prior to the October board meeting.

6.3 Tree Care

Mr. Cavanagh indicated that Mr. Vaughn asked for clarification regarding some trees on 1st Street that may need to be pruned. Mr. Wiltgen said tree pruning is ongoing as needed but typically occurs in the fall. He agreed that there are some large branches on 1st Street.

Mr. Cavanagh also reminded the group about Mrs. Garcia's concern voiced during public comment regarding a tree near the path at the Garcia residence. Mr. Wiltgen will check into the reported concern and again expressed appreciation to Mrs. Garcia for bringing it to his attention.

Mr. Cavanagh also said that a weeping willow near the pond seems to grow so quickly that it doesn't appear pruned. Mr. Wiltgen indicated that the tree is now touching the ground, and Mr. Wiltgen offered to trim the tree, allowing the mowers to trim the grass in that area.

6.4 Small Grants for Community Partnering

Mr. Cavanagh spoke with the water board regarding the grant opportunity. No one on the HOA board or the water board volunteered to complete the application by the September 5, 2014 due date. However, because the grant is ongoing and groups can reapply for the grant, Mr. Cavanagh noted that the opportunity is still available for the following year. He also stated that there is a requirement to match the funds at 50%. Mr. Cavanagh suggested an incremental plan to xeriscape the pond area. Mr. Cavanagh voiced interest in developing an overall plan with the intention of applying for the grant in 2015. Mr. Wiltgen indicated that Mariana Cove did something similar several years ago and received the grant during their first application attempt. Mrs. Garcia offered to assist with the grant application, and the board approved both parties to work on a plan.

6.5 Cottonwood Tree

Mr. Korngiebel expressed concern regarding the rotting tree near the Mize property. Though the tree will not hit the residence should it fall, Mr. Korngiebel expressed concerns over safety. Mr. Karkal asked if an arborist had confirmed whether the tree is dead. Mr. Wiltgen confirmed that an arborist has stated that the center portion of the tree is dead though the outer rim appears to be healthy and alive. He indicated that the arborist would not estimate how long the tree would remain upright but said that it will fall at some point either in a matter of days, months or years from now. Mr. Korngiebel requested for the board to authorize the tree to be cut down and the stump ground down. Mr. Cavanagh voiced aesthetic concerns and proposed for Mr. Karkal to ask the city/county for direction on the matter. Mr. Eddy seconded the motion, which was unanimously approved.

7.0 Unfinished Business

Mrs. Coberly stated there has been past concerns about the delay in distributing meeting minutes. In the past, minutes have not been distributed until approved by the board at the following meeting. Because the group meets quarterly, the delay in releasing the minutes has typically been three to four months. She suggested that she circulate the minutes to the board soon after the meeting for a preliminary approval and then add a “draft” watermark to the document prior to posting them to the website. Upon board approval, the watermark will be removed from the website file. The group agreed to proceed as suggested.

8.0 Adjournment

Upon motion by Mr. Cavanagh, seconded by Mr. Korngiebel the meeting was adjourned at 9:14 p.m.