

**The Springs at Mariana  
Board Meeting Minutes**

**October 28, 2014**

**5360 Lighthouse Point Court, Loveland, CO 80537**



**1.0 Opening of Meeting**

Board President, Chuck Cavanagh, called the meeting to order at 7:11 p.m. Board members present were Chuck Cavanagh, Trisha Coberly, Lisa Eddy, Mike Eddy, Ron Korngiebel, and Paul Matthews. The board welcomed guests Scott Kukral, Terry and Renae Mize and property managers Marilyn and Bob Wiltgen.

**2.0 Agenda and 3.0 Consent Agenda**

Mr. Cavanagh motioned to approve the minutes for the September 2 board meeting as presented in the agenda. Mr. Korngiebel seconded the motion, and the minutes were passed unanimously.

**4.0 Reports**

***President's Report***

Mr. Cavanagh referenced the prior written summary provided to the Board of the joint meeting of the water committees of the Springs and Overlook HOAs, but he had not heard back in response to his request from the Overlook water committee regarding a summary of any water discussions that had happened at the recent meeting of their HOA board. Mr. Wiltgen said that he attended The Overlook's HOA meeting and said that water considerations were discussed, and Mr. Muhonen indicated that he would consider selling his water shares at market price. Discussion ensued concerning valuing the water shares and maintaining the water level.

**5.0 Public Participation**

Mr. and Mrs. Mize confirmed with Mr. Wiltgen that three arborists were consulted regarding the tree on the trail near the Mize property. Mr. Wiltgen indicated that the tree is still alive and was advised to continue to watch it but that it is fine for now. Mrs. Eddy asked for clarification around accessibility to the tree when the time does come to remove it. Mr. Wiltgen indicated that the tree will still be accessible from the trail, so there is not a timing issue with cutting down the tree before the Mize family installs their landscaping.

## **6.2 Cottonwood Tree and Pruning**

Having discussed the cottonwood tree during public comment, no additional discussion ensued. Mr. Cavanagh motioned to leave the tree in place with the intention of continuing to monitor the health of the tree. Mr. Korniegbel seconded the motion, and it was passed unanimously.

## **6.1 Budget**

Mrs. Wiltgen reviewed with the board the 2014 profit and loss statement, the 2014 balance sheet, and the proposed 2015 budget. She highlighted unexpected expenditures paid out of the reserve during 2014, which included the removal of the cottonwood tree behind 235 Meadowsweet, removal of the large aspen on 1st Street, and the removal of the deer carcass behind 363 Meadowsweet, a shared expense with Mariana Cove. She also stated that the HOA would have been significantly under budget without these additional expenditures, which totaled nearly \$3,000.

Proposed projects/items to consider for 2015 include the following:

1. Trimming of the trees and bushes along 1st Street (estimated cost: \$2,475)
2. Trimming of trees at the south end of Alpine Laurel
3. Correcting path erosion west of the mailboxes (estimated cost: \$1,000)
4. Rocking a portion of the path east of the mailboxes (estimated cost: \$1,000)
5. A general contingency fund
6. Replacing the \$1,300 to the reserve for funding replacement of pumps, decorative concrete removal, and restraining pavilions.

Mr. Cavanagh asked about budgeting to cover our water issues and build up a general contingency fund. He suggested a discussion around raising the association dues to cover anticipated projects.

Mr. Cavanagh motioned to amend the proposed budget to include projects #1, #3, and #4 listed above. Mr. Korngiebel seconded the motion. The motion was approved unanimously.

## **6.3 Mud/Erosion at Mailboxes**

The erosion at the mailboxes was covered in the budget discussion and added to the proposed 2015 budget.

## **6.4 Water Issues**

This was discussed as part of the Board President's report. Mr. Cavanagh committed to following up with the water committees to ensure that they continue working on a solution.

## **6.5 Possible Covenants Violations**

There have been complaints regarding off-leash dogs in the neighborhood. Several board members indicated that some construction workers have been bringing their dogs to the neighborhood. Additionally, there have been complaints regarding a trailer being parked outside a homeowner's property. Mr. Cavanagh will speak to the offending parties.

## **7.0 Unfinished Business**

It was stated that a location for the annual HOA meeting had not yet been secured. Mr. Korngiebel offered his home.

Mr. Wiltgen clarified the scope of his job and indicated the types of projects for which he should be charging the HOA. He expressed his commitment to help the HOA but wanted to ensure the board is aware of the scope of his position. Mr. Kukral expressed appreciation for Mr. Wiltgen's willingness to go above and beyond.

Mrs. Coberly mentioned that three board members' terms will expire at the end of 2014. Mr. Cavanagh will send an e-mail to the community to request volunteers for nomination at the annual meeting.

## **8.0 Adjournment**

Upon motion by Mr. Cavanagh, seconded by Mr. Korngiebel the meeting was adjourned at 9:13 p.m.