

**The Springs at Mariana
Board Meeting Minutes**

November 17, 2014

363 Meadowsweet Circle, Loveland, CO 80537



1.0 Opening of Meeting

Board President, Chuck Cavanagh, called the meeting to order at 7:32 p.m. Board members present were Chuck Cavanagh, Trisha Coberly, Mike Eddy, Ron Korngiebel, and Paul Matthews. The board welcomed guests Scott and Carol Barrow, Barry and Iann Carithers, Marlene Cavanagh, Nathan Hinkle, Scott Kukral and property manager Marilyn Wiltgen.

2.0 Agenda and 3.0 Consent Agenda

Mr. Cavanagh motioned to approve the minutes for the October 28 board meeting as presented in the agenda. Mr. Korngiebel seconded the motion, and the minutes were passed unanimously.

4.0 Officer Nominations

Trisha Coberly motioned to approve Barry Carithers, Nancy Garcia and Scott Kukral for a three-year term. Mr. Cavanagh seconded the motion, which was approved unanimously. The board thanked Chuck Cavanagh, Trisha Coberly and Mike Eddy for their three years of service.

5.0 Progressive Dinner

Carol Barrow has offered to organize the annual HOA progressive dinner. The board thanked her for volunteering and expressed appreciation for her excellent organization of the event in the past.

6.0 Budget

Mr. Cavanagh highlighted the proposed budget as presented in the agenda. Mrs. Wiltgen clarified some questions regarding the year-end reserve amounts and whether the annual dues would decrease after the proposed one-year increase. The board clarified that a dues increase or decrease would be the decision of the board at the appropriate time. Mr. Kukral confirmed that the board has acquired multiple bids for one-time projects. Mrs. Barrow also clarified that the board has continued to host a neighborhood clean-up event to get some of the work done on a volunteer basis. Mrs. Wiltgen also indicated that they check for value on their regular service providers and try their best to use the providers for multiple tasks during one visit.

Mr. Hinkle expressed concern over costs regarding weed control, mowing, and mowing of weeds in the budget. Mrs. Wiltgen indicated that the budget was setup by the developer, who had three different categories for weed control, which covered hand weeding, mowing, and so forth.

Mr. Cavanagh indicated that the board approved the budget at the October 28 board meeting and unless 75% of the neighborhood voted against, the budget would be approved. Mr. Cavanagh asked if the board had received any negative comments or votes, and no one had.

Mr. Hinkle had seven concerns regarding the budget and offered to share those with the board at a later time. The board agreed to look closely at these concerns at a future meeting.

7.0 Adjournment

Upon motion by Mr. Cavanagh, seconded by Mr. Matthews the meeting was adjourned at 8:13 p.m.