

**The Springs at Mariana
Board Meeting Minutes**

May 5, 2014

371 Meadowsweet Circle, Loveland, CO 80537



1.0 Opening of Meeting

Board President, Chuck Cavanagh, called the meeting to order at 7:15 p.m. Board members present were Chuck Cavanagh, Trisha Coberly, Cyndy Dingae, Lisa Eddy, Mike Eddy, and Paul Matthews. The board welcomed guests Ginette Korngiebel and Scott Barrow and property managers Marilyn and Bob Wiltgen.

3.0 Consent Agenda

Mr. Cavanagh motioned to approve the minutes for the February 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 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 April. Mrs. Wiltgen indicated that all lot owners have paid dues for the 2014 year.

Property Manager's Report

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

5.0 Public Participation

Mr. Barrow expressed concern with uncovered dumpsters in the neighborhood as homes are being built. Some builders are leaving dumpsters uncovered, and the receptacles are sometimes removed entirely, leaving trash to blow around in the neighborhood. He asked about enforcement of this and whether a covenant should be written.

Mr. Eddy suggested that the board approach builders to start a conversation, and Mr. Cavanagh suggested an official notification process with repercussions for continued lack of compliance.

After some discussion, Mr. Cavanagh offered to call the builders to remind them of the issue and ask for compliance.

Emerald Ash Beetles are a problem in Boulder, and Mr. Cavanagh brought up the issue per request of community member Nate Hinkle. Mr. Wiltgen said that an arborist confirmed that the beetles are not in the area but will continue to monitor the trees.

Mrs. Dingae asked about parking issues during construction and neighborhood landscaping maintenance. Mr. Wiltgen will call the landscaping company and ask them to not create the one lane of traffic by parking on both sides of the road.

Mr. Barrow asked about a leak to the west of the property at 339 Meadowsweet Circle, causing water to go over the walking trail. Mr. Matthews indicated that he called a year ago and was told that the leak dries up in about a month. Mr. Wiltgen will investigate the leak and possibly call the ditch company.

6.1 Water Issues

Mr. Cavanagh reported on the water committee, which has met since the last board meeting. They are working to develop a long-term plan.

6.2 Spring Clean-Up

Mr. Cavanagh asked the group to set a date and set priorities for the clean-up day. May 31 was suggested, and Mr. Cavanagh asked if anyone would volunteer to host the breakfast. The breakfast will be at 8 a.m. with the clean-up beginning at 8:30 a.m. The board decided to attempt to finish the rock on 1st Street.

6.3 Concrete/Asphalt Repair/Replacement

The board discussed the decorative concrete near the mailboxes. Mr. Wiltgen indicated that despite last reports, the City of Loveland will not repave our area this year. The board agreed that when the City repaves our neighborhood streets, we will research the removal of the concrete to pave the entire area as repairing or replacing the concrete is cost prohibitive.

6.4 Above-Ground Pool at 109 Alpine Laurel

Mr. Korngiebel referenced the covenants, which state that above ground pools are specifically not allowed in our development. In order to approve the pool, the covenants must be changed. To do so, an affirmative vote of two-thirds of the lot owners must be cast. To change the covenants, the rules state that a special meeting may be called by the president, by a majority vote of the board, or by 20% of the lot owners (Section 4.09 page 8).

Mr. Korngiebel moved to reject calling such meeting to change the covenants, and Mr. Eddy seconded. The board approved the motion unanimously.

7.0 Unfinished Business

Mrs. Korngiebel indicated that there are six houses being built with three of them finishing soon. Therefore, more donations for welcome baskets are welcomed.

8.0 Adjournment

Upon motion by Mr. Cavanagh, seconded by Mr. Korngiebel the meeting was adjourned at 8:52 p.m.