

**The Springs at Mariana HOA  
HOA Board Meeting Proposed Agenda  
June 23, 2015 – 7:00 p.m.  
Carithers Residence  
120 Mountain Laurel**



**1.0 Opening of Regular Meeting**

- 1.1 The meeting was called to order at 7:05.
- 1.2 Present were: Officers Ron Korngiebel, Scott Kukral, Barry Carithers, and Nancy Garcia; and property managers Bob and Marilyn Wiltgen
- 1.3 No guests were present

**2.0 Adoption/Approval of Agenda**

The agenda was approved by unanimous consent.

**3.0 Approval of prior meeting minutes**

- 3.1 Formal Adoption of the Executive Board Meeting minutes of April 21, 2015  
Found at: <http://marianasprings.com/wp-content/uploads/Minutes04.21.15.pdf>  
The meeting minutes were adopted by unanimous consent

**4.0 Reports**

- 4.1 Board President Report by Ron Korngiebel
  - 4.1.1 President Ron apologized (again) for misinterpreting the water sharing agreement, which he explained in detail in an e-mail to all residents on 5/11/15. He thanked Bob W. for the excellent job eliminating erosion by the mailboxes which worked even on days when it rained five inches.
  - 4.1.2 **Reminder: We have scheduled an all neighborhood work party on Saturday, July 11<sup>th</sup> at 9:30 to cut down and remove the dead coyote willow branches in the common area. If we don't finish in one day we will work on the 12<sup>th</sup>. These large shrubs are native species and should return next year. Cutting them back will help them to survive and thrive. At present we have a sufficient number of trucks and trailers to remove the debris and weeds. Ron will rent a chain saw. Bring water, and eye and sun protection. Note: we will also take down a tree on 1<sup>st</sup> Street which is likely to fall in the road if not removed.**

- 4.1.3 If any resident has an issue with how a vacant lot is maintained, please call Marlene C. or Carol B. who are on the Design Review Committee (DRC). Owners are responsible for keeping these lots maintained.

#### 4.2 Water Committee report by Scott Kukral

- 4.2.1 Water update for 2015. The board is committed to keep the pond as full as possible and will stick to the “3 inch below the fill pipe” goal as best we can. Ron, Barry, and Scott have established a schedule for who will follow the pond level this summer and fall. We have rented and purchased more than enough water for our use this year. The challenge is in getting it from various sources in time to maintain optimum pond levels. Due to extensive rains this spring, the ditch has not been running as large users have not been demanding water. But now it is, and we can start filling again. Ron asked Bob W. to request that the contractor who drains the pond every year to do so in such a way that water is not wasted.
- 4.2.2 What we expect for 2016. The board does not see a need to purchase more water in 2016. Obtaining short and long-term rentals are a good way to meet our future needs, and there are several sources to go to.

#### 4.3 Treasurer Report by Ron K.

- 4.3.1 Expenses vs. budget. Our financials are appropriate for the mid-year. The motion was made to increase the “social budget” from \$200 to \$500 so we can have a neighborhood social event. The vote to accept this motion was unanimous. We now are seeking a **social event volunteer** or volunteers to plan a neighborhood inclusive event. If anyone is looking for a chance to get more involved in the community, here’s your opportunity. Please contact any board member!
- 4.3.2 (Read) Access to Springs banking accounts. After reviewing the options for Lisa to have access to our bank account information on an ongoing basis, it was decided that Marilyn will send Lisa bank statements at least quarterly. Electronic read access would cost \$120/year in bank fees. A discussion of a succession plan for check signing etc. ensued. Ron, Lisa, and Marilyn will explore options and report recommendations at the next meeting.
- 4.3.3 Remaining funds for operational projects. This account has about \$6000. \$2500 will be used for rocking the rest of the path, and \$300 will be transferred to the recreation account for the social event discussed in 4.3.1.
- 4.3.4 Status and amounts for the reserve account. This account is essentially the Springs savings account. It has sufficient funds to cover the future anticipated expenses of re-staining the pavilions as well as replacing the water pump. In addition it has \$2500 in unallocated “rainy day” funds.

#### 4.4 Design Review Committee report submitted by Marlene

##### 4.4.1 Activities since the last board meeting

Lot 28 - sold, have not seen any building plans

Lot 30 - plan on selling the lot and not moving forward with a spec home

Lot 32 - framing in progress

Lot 9 - stucco completed on schedule for 7/15 completion date

Lot 11 - framing in progress

Lot 5 - framing completed, progressing on home

Lot 7 - framing in progress

##### 4.4.2 Landscaping Updates

Andrea Dunn and Scott Kukral/Anne Gaspers landscaping is completed.

Brian and Andrea Trainor have started landscaping and expect to have it completed by the end of August.

Rene & Terry Mize expect to have landscaping completed by the end of August, said the DRC will see a plan shortly.

#### 4.5 Property Manager report by Marilyn and Bob Wiltgen

4.5.1 Schematic/diagram of the water system status. Will be submitted next week.

4.5.2 Voles in Common area. Problem solved.

4.5.3 Schedule for rocking the remainder of the path. Will be completed in the next month. Landscapers are very busy this season and rain has caused delays.

4.5.4 Bids for Liability Insurance/Directors & Officers Insurance. Marilyn W. reports that as the Colorado Legislature gets more involved in HOA laws and regulations, there is more emphasis on the need for D&O insurance. Our by-laws (section 7.03) allow for the purchase of insurance, but the articles of incorporation REQUIRE the HOA to hold harmless its officers. Unless we are prepared to accept the potential of a huge one-time assessment on all homeowners, insurance is a prudent way to cover not only the Officers but the community as well. Several bids were presented but they were expensive and none of them seemed to fit our situation. Therefore, Ron and Marilyn will continue to research this and make a recommendation in the future.

### 5.0 Welcome basket report by Ron Korngiebel

5.1 Baskets were delivered to Roger and Christine Holloway, and Andrea Dunn. We anticipate needing gifts for 3-4 more baskets in the next 1-2 months.

**Please contact Ginnette K. (363 Meadowsweet) with your contribution!**

## **6.0 Public Participation**

6.1 Any Homeowner who would like to attend the Meeting as a Guest should try to give advance notice to the Board as well as the host/hostess, so appropriate accommodations can be made.

## **7.0 Unfinished Business**

7.1 Potential of updated/enhanced website by Scott Kukral. This item was deferred to the next meeting.

7.2 Small Grants for Community Partnering update by Nancy Garcia

We are on track for an August submission to the Larimer County Open Space Dept. for a \$2,000 grant for: 1) native plants on the back side of our pond which will create bird habitat; 2) an “island” of native plants and rocks in our common area which will reduce water use and mowing; 3) two kestrel (hawk) houses in our wetlands to the south, and 4) invasive plant eradication around our path and in common areas. The grant requires \$1,000 match which can be fulfilled with volunteer calculated at labor at \$22/hour. Scott will contact Ryan Liebl to develop a schematic to submit with the grant. He is a well respected and experienced landscaper who has completed several yards in our neighborhood. If funded, the projects will be implemented in 2016. Further information is available from Nancy or other board members.

7.2.1 Brush cut-down community project. See 4.1.2

7.3 Entry Pavilion cleanup status by Lisa Eddy. This report is deferred to the next meeting.

## **8.0 New Business**

**8.1** Discussion of road repaving options. The City of Loveland is scheduled to repave Alpine Laurel and Meadowsweet Circle in summer 2016. At this time it is not known whether Mountain Iris is included in repaving plans.

**8.2** Above ground pool violation of covenants. As president of our association it is Ron’s duty to request that the residents and/or owners of the property at 109 Alpine Laurel remove the above ground pool immediately so further action is not necessary. It is a violation of Section 16.01 (ee) of our HOA covenants.

## **9.0 Adjourn**

The meeting was adjourned at 8:32. The next meeting will be at Scott Kukral’s and Anne Gasper’s home at 250 Meadowsweet Circle on October 6, 2015.