

**The Springs at Mariana HOA
HOA Board Meeting Minutes
March 15, 2016 – 7:00 p.m.
Cavanagh Residence
5634 Mountain Iris**



1.0 Opening of Regular Meeting

- 1.1 Call to Order. The meeting was called to order at 7:05.
- 1.2 Roll Call. Present were: Roger H., Scott K., Nancy G., Barry C., Paul M., Marlene C., Bob and Marilyn W.
- 1.3 Welcome to Guests: Ginny and Ron K., Andrea D.,

2.0 Adoption/Approval of Agenda

The agenda was adopted by unanimous consent.

3.0 Approval of prior meeting minutes

- 3.1 Formal Adoption of the Executive Board Meeting minutes of January 11, 2016
Found at <http://marianasprings.com>

The minutes were approved by unanimous consent with two corrections. Nancy will send these corrections to Trish Coberly who manages our website.

4.0 Reports

- 4.1 Board President Report by Roger Holloway

Roger requested that board members communicate with the board president before soliciting outside help on neighborhood issues.

- 4.2 Water Committee report by Scott Kukral

Scott attended the SSDC Annual Meeting on Feb. 9 with George Cornelius from the Overlook. There is a new ditch rider this year (Travis) who we met with on the 19th to look over our head gate and pond to see how they relate to the ditch operation. Travis noted some degradation around the head gate structure and returned a few days later to make repairs (at the expense of the SSDC). Further repairs are needed that include some concrete work, but that is not likely to happen until next season.

Progress is also being made (very slowly) towards the feasibility study of enlarging the pond. I've spoken with some people from the City of Loveland (Engineering and Waste Water Depts., and they didn't think they had any objections. However, approval from the Army Corp of Engineers may be required since it impacts a wetland area.

Daily pond fill operations for 2016 will be shared by both the Overlook and ourselves to foster better communication and understanding of the system. The Northern Water Regional Pool has again offered C-BT water via a bid process. We have entered our bid for 2 acre-feet at \$50 per which was successful. The payment is due by March 31. The lowest successful bid was \$46.51, so we were well placed with ours.

4.3 Treasurer Report by Lisa Eddy

In Lisa's absence Marilyn W. offered the treasurer's report. We have \$23,402 in our checking account and over \$8,000 in reserve. All dues have been collected for 2016, except for 3 homeowners. The \$2,000 check from the Larimer County Open Space grant has been deposited in our checking account. See financial reports attached dated 2-29-16.

4.3.1 Financial update. See above.

4.3.2 Actual savings account balances for end 2015. See financial report.

4.3.3 Potential improvement projects for 2016 (all board members).

We discussed adding a weather resistant picnic table or bench that converts to a table to our common area. Barry will research possibilities and costs and report back to the board.

4.4 Library Update by Barry Carithers

The Book Nook structure to be installed across from the mailboxes is being built by Barry's son and will be installed when it is done. It is nearly complete.

4.5 Design Review Committee (DRC) report by Marlene Cavanagh

Updates on lots from last report:

Lot 5 - plan to close March 4. DRC provided temporary COC and approved retaining walls for leveling the lot. All neighbors surrounding the lot were asked for approval of the wall. Have not seen landscape plans.

Lot 11 - have not seen landscape plans.

Lot 7 - awaiting buyer, landscape plans have been approved.

Remaining Lots:

Lot 30 - Status unknown

Lot 28 - owners in the military and plan to build in several years

Lot 24 - no plans in place, builders waiting for a buyer

There was a discussion about the responsibility of the board when plans do not match the actual landscaping and installation of facilities. Roles of the DRC and HOA Board need further discussion and clarification since Greg Muhonen with TWL is no longer our registered agent (as of Dec. 2015.)

4.41 Activities since the last board meeting.

A spring clean-up day is still needed to rid the ditch and other parts of the neighborhood of debris. Scott, Barry, and Paul will schedule it in April.

4.4.2 Landscape completion dates. See DRC report.

4.5 Property Manager report by Marilyn and Bob Wiltgen

Snow removal ordered from a private contractor was successful this year. Voles in common area will be exterminated on Friday, 3-18-16.

Status of the aerator. A motion was made to authorize the purchase of quiet aerator for the pond, not exceed \$2,000. An aerator was purchased last year but returned because it was noisy. The motion was passed unanimously and will be installed soon. The new aerator will keep algae down and decrease cattails. Spring landscaping services for the neighborhood common areas will start in April.

5.0 Welcome basket report by Ginny Korngiebel

A welcome basket was provided to Omar and Gretchen Ybarra. Ginny does not need items for additional baskets at this time.

6.0 Public Participation

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

7.0 Unfinished Business

7.1 Small Grants for Community Partnering update by Nancy Garcia

We received the check from Larimer County Open Space for \$2,000 to plant drought resistant native "wildscape" and beautify our common areas, as well as installing appropriate bird shelters. Nancy and Master Gardener Andrea Dunn will submit bird and butterfly friendly planting plans at the next board meeting. We intend to keep the board and the neighborhood apprised of the project, and solicit involvement at various stages. Jeff Drager is willing to make one or more birdhouses. Watch for e-mails and notices in the message box by the mailboxes.

The coyote willow stumps next to the pond will need to be removed, as well as toxic weeds in the area east of the pond, before we can plant new pollinating plants in our bird and butterfly garden. We also intend to plant wild roses next to the mailboxes and other decorative plants in the areas where the outside circular path joins the sidewalks. The Audubon Society has walked our path (with neighbors) and provided us a report of their recommendations. We also have recommendations from the High Plains Environmental Center in Loveland.

7.1.1 Current update and timeline for grant requirements. A final report will be due to the County in fall 2016.

8.0 New Business

8.1. Frequency and scheduling of HOA meetings will be as follows.

Monday, May 9th at 7:00 p.m.
250 Meadowsweet Circle, Loveland

Tuesday, July 12th at 7:00 p.m.
Location: TBD

Tuesday, September 13 at 7:00 p.m.
331 Meadowsweet Circle, Loveland

Tuesday, December 13 at 7:00 p.m. – Annual Meeting
Location: TBD

8.1.1 Calendarize HOA functions for 2016.

The Easter Egg hunt this year needs a volunteer to organize it. Easter is March 27. Please call Marlene Cavanagh for background if you are willing to do this.

A June outdoor movie event at the commons was suggested. It also needs a volunteer. Contact any board member if you are interested in organizing it.

The Annual Chili-fest will be in early October. The Garcias will organize it again.

The Annual Meeting will be December 13 at a location to be announced.

8.1.2 Communication and engagement of HOA community.

See 8.1.1.

8.1.3 D and O liability discussion RFP process discussion

Board members were in agreement that Directors' and Officers' insurance is needed. The Springs at Mariana is the only HOA in the area that does not yet have it. A motion was made to spend up to \$800 for a \$1 million State Farm policy and passed by unanimous consent. Marilyn will follow up to see if that policy covers members of the Design Review Committee.

8.1.4 Discussion regarding review of bylaws and covenants.

As mentioned earlier, sections our by-laws and covenants are now out of date due to 1) Greg Muhonen of Timber Wind Land LLC resigning as our agent last December, and 2) changes to HOA laws that have been passed recently. We have received an opinion from an attorney that rewriting the Covenants and By-Laws is unnecessary and would be very expensive. Board members have no desire to incur needless legal and filing expenses if there is an easier and less expensive way to amend them. Nancy will report back to the board after conferring with the Colorado Homeowners Association and the Larimer County Clerk and Recorder.

9.0Adjourn

The meeting was adjourned at 9:30.