

**The Springs at Mariana HOA-final
HOA Board Meeting Minutes
Tuesday April 4, 2017 – 7:00 p.m.
Ron and Ginny Korngiebel's home
(363 Meadowsweet Circle)**



1.0 Opening of Regular Meeting

- 1.1 Call to Order: the meeting started at 7:05
- 1.2 Roll Call: Present were Ron K., Scott K., Kurt W., Omar Y., Nancy G., Marlene C., Barry C., Bob and Marilyn W.
- 1.3 Welcome to Guests: Ginnette K.

2.0 Adoption/Approval of Agenda: Adopted unanimously by the board.

3.0 Approval of prior meeting minutes

- 3.1 Formal Adoption of the Executive Board Meeting minutes of Dec 3, 2016
Found at: <http://marianasprings.com/wp-content/uploads/2016.12.03-1.pdf>
The minutes were adopted by unanimous consent.

4.0 Reports

- 4.1 Board President Report by Ron K.
 - 4.1.1 Welcome to new members: Kurt W., Treasurer, and Omar Y. Member-at-large. Thanks to all board members for their service.
 - 4.1.2 Some teenagers (from the Cove) were removed from the pond by the police. Ice thickness was not known. No further incidents since then.
Residents who live in sight of the pond should call the police if they see people on the ice. This is a safety issue.
 - 4.1.3 Plan for repairing/patching the crosswalk: Omar will look into patching the crosswalk with material that matches the color and report back to the board or Ron.
 - 4.1.4 There was a suggestion to retire the Mariana Springs flag at our entrance and replace it with the Colorado State flag. The board agreed

to do this by unanimous consent.

- 4.1.5 The annual Tri-neighborhood Garage Sale will be held May 5 and 6 from 8-2. If you wish to join in, contact Jacque Loebig loebig@comcast.net. For more information see the brochure in the mailbox area. Publicity will be in the Reporter Herald.
- 4.1.6 Free HOA board training will be held on April 11 in Fort Collins from 6-8. Nancy is going and has offered to drive others who are interested.
- 4.1.7 Nathan H. has requested permission to place bird feeders in the wetland behind his house. The board agreed as long as they are neutral and in keeping with the look of the existing birdhouses.
- 4.1.8 The board thanks Nathan for organizing the community aeration effort this year.

4.2 Water report by Scott.

- 4.2.1 Plan for this watering season included purchase of CBT shares, but our bid was not successful. We bid \$62.50, but \$81 was the minimum successful bid this year. We should still have enough water with our ownership in the SSDC, but we won't have the cushion of having water capable of being indefinitely stored in the pond. If we do need additional water for irrigation, we should be able to rent another share from one of the other owners. The ditch officially opens April 1st, but won't have a flow until there is demand by farmers. There are no daily operations yet, but those duties will be shared with the Overlook once there is water flowing. Our pump is 3 years old and we expect it to last much longer. Replacement would be approximately \$1200 and is planned for in our contingency fund. Bob W. will explore finding a refurbished pump to have on hand.
- 4.2.2 Scott will work with OMHOA to determine the weeks we will be responsible for managing the pond / ditch. Anyone interested in helping or just knowing more about the issues involved with our water system, please contact Scott.

4.3 Treasurer Report by Kurt/Marilyn.

- 4.3.1 Status of dues collection. All dues are collected except for one household which is on a payment plan.
- 4.3.2 Expenses vs. budget through quarter 1 of 2017. See financial report attached to this document. We continue to build our contingency budget for non-budgeted improvements.

4.3.3 Account access turned over to our new treasurer, Kurt W.

4.4 Design Review Committee report by Marlene

4.4.1 Activities since the last board meeting. The Barrows completed their approved patio overhang and it looks very nice.

4.4.2 Thanks for getting the dirt piles removed from the empty lot.

4.5 Property Manager report by Marilyn and Bob Wiltgen

4.5.1 Do you recommend doing mulch or rock for the Alpine Laurel island?

The board voted to place river rock and mulch on the island. The vote was 5 for and 1 against. Note that mulch should not be placed near the trunks of trees and should be spread out as far as possible to the drip line. (Note: Andrea D. advises that Gorilla mulch made from cedar should address the concerns of mulch blowing into other yards.) The new rock and mulch will cover the sprinkler lines. Bob W. will spray for the bugs in the island that are affecting other yards.

Note: Lilies that need to be thinned from the island can be planted in the Bird and Butterfly garden.

4.5.2 Can you get our entry pond contractor to clean out the cattails when they do their spring maintenance? Bob W. will take care of the cattails that are a problem.

5.0 Welcome basket report by Ginny Korngiebel

5.1 A basket was recently delivered to Naomi and Kip Anderson. Ginny will need some more non-perishable items for the next gift basket. Please call her to arrange dropping them off.

6.0 Unfinished Business

6.1 Plans for donated birdhouses (Nancy). We were given and additional 3 wren houses, 1 duck/owl house, and 2 kestral houses for our open space from the shop class at Walt Clark Middle School. Ron will be responsible for putting up 1 wren and 1 kestral house. Marlene has tentatively agreed to take the duck/owl house, and we are seeking other to take on installing the remaining wren and kestrel houses. Please call Nancy if you are willing to put up one or more.

6.2 Remaining funds from the grant (Nancy)? The remaining funds from the grant consist of a \$227 gift card to Gulley's which is earmarked for a tree and mulch.

6.3 At a future date we may need to place flagstone in the area between the garden and the pond if the grass cannot be kept alive there.

6.4 Thank you Nancy for completing the grant final report.

7.0 New Business

7.1 Discussion of irrigation plan for the bird and butterfly garden

7.1.1 Estimate to re-configure the irrigation system (Bob Wiltgen). It would cost about \$900 to reconfigure the sprinkler system for the B&B garden. The board decided unanimously not to incur this expense, but will monitor the watering of the grass in the common area which many felt was over-watered last year to the detriment of the garden plants.

7.2 Discussion on how to repopulate plants for the garden and what kind of plants.

7.2.1 Does the HOA need/want to fund plant purchases and if so how much? The board decided to spend up to \$200 to purchase plants and mulch for the garden as needed. (5 yes votes, 1 abstention.) A spring brunch and planting party is planned for Sat, June 3. More information will be forthcoming.

7.3 How can we protect them from deer/elk. We can't.

7.4 Do the fences bordering the west side of homes on Alpine Laurel need staining? The staining of the fences has already been done by two residents so they do not need to be re-stained. The fences are not believed to be on HOA property even though they were installed by the developer. There are access, scheduling, and liability issues if we were to hire contractors to do the re-staining since access would require crossing private property. For those reasons the Board's decision is that the HOA will reimburse resident for the cost of the stain but leave it to each homeowner to do the work if there is a desire for an improvement of the aesthetics. The vote was 5 for this solution and 1 abstention.

7.5 The entry pavilions on either side of Alpine Laurel are in good shape except for the horizontal pieces of wood. They need to be sanded and stained. This can be done during the Spring Cleanup on May 20. Bob W. has been asked to find out the type of stain required and obtain a gallon. The board unanimously decided to fund \$50 for plants if any homeowners would like to volunteer to plant the planters which previously held snapdragons.

7.6 The weeping willow tree adjacent to Lot 28 is alive and well. The board sees no need to remove it. The vote was 5 to leave it, 1 abstained.

7.7 The dead pine tree on 1st street will be removed on spring clean up day.

7.8 The board decided to finish the rocking the last 1/3 of 1st Street along the fence to the east side of the entrance.

7.9 Date and location for next meeting. The next meeting will be July 11 at the Pavilion in the common area.

8.0 Public Participation

8.1

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

9.0 Adjourn The meeting adjourned at 8:45 pm. As always, the board thanks Trish C. for maintaining the Mariana Springs website and posting the meeting minutes.

DATES TO REMEMBER:

MAY 20: SPRING CLEAN UP DAY. MEET AT THE PAVILION WITH WORK CLOTHES, GLOVES, AND WATER.

JUNE 3: SPRING BRUNCH POTLUCK AND BIRD AND BUTTERFLY PLANTING GARDEN PARTY. WATCH FOR DETAILS AT THE MAILBOX

JULY 11: NEXT HOA BOARD MEETING AT THE PAVILION

