

The Springs at Mariana

Regular Board Meeting Minutes

January 17, 2018 at 7:00 pm

Burnett's - 370 Meadowsweet Circle

1.0 Opening of Regular Meeting

1.1 Call to Order 7:05 pm

1.2 Roll Call – Present: Traci, Mike, Guy, Cliff, Kurt
Absent: Roger, Omar

1.3 Welcome to Guests – Marc & Kathy Brown, Marlene & Charles Cavanagh, Ron & Ginny Korngiebel, Scott Kukral, Anne Gaspers, Scott Barrow, Ted Burnett, and Marilyn & Bob Wiltgen the property managers (14% homeowner participation)

2.0 Adoption/Approval of Agenda - Approved by unanimous consent

Action items: Appoint Scott K. to continue CBT water
Appoint members to the DRC

3.0 Approval of prior meeting minutes

3.1 Board Planning Meeting – Dec. 13, 2017 Approved by unanimous consent

4.0 Reports

4.1 President's Report – Traci Burnett

Central email setup to contact Board keeps items/requests in one location
Updated community roster will go out after DRC members appointed
HOA document archive posted on website – Scott K/Marlene work in progress
Community Survey – Project Planning Response listing. We are continuing to take suggestions.

4.2 Water Committee – Scott Kukral

When we contacted Travis about our needed head gate repairs, he said that he would get something rolling after the first of the year. We are still waiting to hear from him.

My contact at Northern Water tells me that even with the low snowpack they are still likely to solicit bids in the Regional Pool. I would like to have authorization to bid on 2 acre feet of CBT water at up to \$100 per for this season. Since this is a joint purchase with the Overlook, our split usage is 13.4% for us and 86.6% for them. Our total portion would only be about \$28. I've confirmed with Dave Essay at the Overlook that they have approved their portion.

Since there is a possibility that we will have drought conditions next season, Dave is also exploring the possibility of renting shares from one of their residents (or possibly Greg Muhonen) that owns stock in SSDC as well. The CBT water takes care of our storage issues, but is not as good a value as renting. The CBT water is sold by the acre foot, and a share of SSDC water yields from 7-12 acre feet depending on the amount of free water available, but it has a restriction (imposed by the State) where it needs to be used within 72 hours or released. Since we hold water in our pond year round, we need both in order to be legal in the case of an audit. The typical cost to rent a share is the Annual Assessment, which has been running between \$200 and \$250. This is also subject to the same cost split outlined in our Water Sharing Agreement with the Overlook.

Board approve Scott to bid and allow for expense to rent – by unanimous consent

4.3 Treasurer's Report – Kurt Willson

Marilyn Wiltgen provided hard copy reports of the 2018 budget, balance sheet and profit/loss to the board. Springs checking balance surplus of \$3,135 will transfer to reserve fund. Ideally we would like to have approximately \$15,000 or above in the reserve fund and this surplus will put us close to \$16,000.

4.4 Design Review Committee

- 4.4.1 Board appoint members – Bryce, Lisa, Ted to serve through 2018
Approved by unanimous consent
- 4.4.2 Board Recognized past DRC chair/member – Marlene Cavanagh

4.5 Property Manager Report – Bob and Marilyn Wiltgen

Status of contracts – none mentioned

Status of finances – hard copy reports provided to board from Marilyn; nothing further reported

Status of projects – none mentioned; Board will ask Bob to follow up on the previous request for fence repairs from Dec. annual meeting.

Status of violations – none mentioned

Recommendations:

- Bob stated snow removal can be done other than by city; Mike Eddy volunteered as board contact to call Bob if needs done; Usually when approximately 4" or more of snow fall; Lebold Landscaping or All Seasons usually does snow removal
- Survey community of how we're doing – at Bob & Marilyn's request
- Marilyn requests President be their single point of contact for questions/requests

5.0 Public Participation

The following Topics were discussed:

- Anne Gaspers asked for the status of covered dumpster needed at current construction site – Traci to follow-up with Roger ASAP
- Scott K. mentioned Andrea Dunn requests to water trees over winter in butterfly garden area – Ron K. offered to use his house tap for watering as the pond pumps are shut off for the winter.
- Ron K. requested of the property management to look into the trimming of the central island trees as they are brushing up against larger vehicles such as his 5th wheel trailer as he enters the neighborhood. The items also requested during the Dec. annual meeting.
- Bob W. mentioned that they have previously looked into other landscape companies and received more expensive bids than All-seasons that we currently use. He also said All-seasons hasn't raised their prices much over the years we have used them and they offer good pricing because they take care of our neighborhood, as well as the Overlook, the Cove, and the Shores.

6.0 Unfinished Business

None mentioned

7.0 New Business

Community Survey – project planning listing in progress; Board to view items during a neighborhood walk-around to be scheduled in March. Board may seek DRC members to work on some of the items and report back to board. The Board heard input from residents in attendance (see Community Survey attachment).

8.0 Next Meeting

March 20, 2018 at 7:00 pm. Location – Eddy's

June 19, 2018 at 7:00 pm. Location – TBD

9.0 Adjourn

7:59 pm

Dates to Remember

- March TBA – Conduct Neighborhood Walk-Around
- June 23 – Loveland Youth Gardeners – Garden Tour 8:00 am – 2:00 pm

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Community Survey – Project Planning Responses

The following items were submitted by members in response to the community survey for further review and consideration by the board:

Board to Conduct Neighborhood Walk-Around (March)

- Improve landscape in the center island – Consider suggestions from Lisa Eddy
- Complete/Replace landscape at end of Alpine Laurel (Area in front of 370 & 210 Meadowsweet Circle)
- Consider landscape improvements that require minimal volunteer time for future maintenance
- Prune (not just trim down) all existing trees & shrubs at appropriate time. Remove any dead or overgrown bushes
- Determine the right size pump and aerator needed for the pond (Review prior repair expenses for the existing pump)
- Purchase water shares Greg Mahonen offered to HOA – *Scott K. mentioned this may not be good investment considering Springs annual cost of water and level of water used*
- Landscaping, Mowing & Weeding Services Contracts – Request Proposals Explore if any opportunities to collaborate with other neighborhoods (The Cove, Overlook) – *Bob W. already done and under contract with one company (All Seasons Grounds Maintenance) also does snow removal*
- Road Paving Schedule – City of Loveland
- Clarify Common Areas HOA Responsibility
- Walking Path Improvements – Re-rocking Recommendation (x2)
- Revisit Bridge to The Cove
- Rock completed on First St.
- Continue to build Reserve fund
- Evaluate wooden structures at the entrance for needed repairs
- Address solution for cattails problem in the pond
- Review all green areas of the HOA for future maintenance needs
- Improve lighting in shelter area to encourage utilization of that area
- Evaluate border fence for maintenance, staining, repair/replace needs
- Publish activities and social calendar for HOA and send to members