

# The Springs at Mariana

## HOA Board Meeting Minutes **--- DRAFT ONLY ---**

**March 20, 2018 at 7:00 pm**

**Eddy Residence - 307 Meadowsweet Circle**

**--PENDING BOARD APPROVAL--**

### **1.0 Opening of Regular Meeting**

1.1 Call to Order – 7:02 pm

1.2 Roll Call – Board members present Mike Eddy, Omar Ybarra, Roger Holloway, Cliff Winter, Traci Burtnett and Guy Coberly. Members Absent – Kurt Willson

1.3 Welcome to Guests – Paula Harsin, Bryce Giesey, Lisa Eddy, Ted Burtnett, Scott Kukral and Bob & Marilyn Wiltgen, property managers. (12% homeowner participation)

**2.0 Adoption/Approval of Agenda** - Approved by unanimous consent

### **3.0 Approval of prior meeting minutes**

3.1 Board Regular Meeting – Jan. 17, 2017 – Approved by unanimous consent

### **4.0 Reports**

4.1 President's Report – Traci Burtnett

Information items only for the board and guests:

4.1.1 Loveland Garden Tour & Art Show Update – See attached Save the Date flyer of the event on June 23<sup>rd</sup>. Food Truck will be present during event and will use common area by pond. No financial impact to the HOA

4.1.2 Invitation to 3 Subdivision Social Event – The Cove is considering hosting a potluck event with all three communities invited to participate. More details to come. No financial impact to the HOA

4.2 Water Committee – Scott Kukral

Dave Essay and I attended the Annual Meeting for the SSDC on Feb 13<sup>th</sup>, and here are the salient points that were discussed that pertain directly to us. The ditch assessment was set this year at \$165 per share, and the reservoir assessment at \$50, making our assessment a total of \$322.50 for 1.5 shares. This invoice has been received by the Overlook, and sent to Marilyn for payment dispersion by percentage. This is a small decrease from last year, and their goal is to keep bringing it down whenever possible. They are still doing repairs from the 2013 flood that include silt removal, bank and water channel fortification, and clearing the water channel. As a result of the repairs over the last couple years since Travis has been the ditch rider, the shrinkage total has been reduced from 20% to 15%. Last year the yield per share was 9.5 acre-feet after shrinkage. Our total usage last year was 9.88 acre-feet, well within our ownership allotment of 14.25.

Travis and some other board members were out to look at our head gate to assess the needed repairs, and determined that a new pad could be poured and tied into the existing concrete structure, solving most of our problems of the last 2 seasons. The work has been completed and should make operations easier. The cost for this will most likely be taken care of by the ditch company, but I don't have final word on that.

Our bid for 3 ac-ft of CBT water (at \$105 per) was placed with Northern Water and we should know by Monday the 26<sup>th</sup> whether or not we were successful.

Scott

4.3 Treasurer's Report – Kurt Willson / Marilyn Wiltgen  
Financial reports provided as of Feb. 28  
All dues are in except 1 vacant lot on Mountain Iris

4.4 Design Review Committee – Lisa Eddy  
Nominated as DRC chair, will update the HOA website

4.4.1 Project Updates

Jeff Drager – raised beds request approved

Dumpster set at home under construction on Alpine Laurel; completion anticipated by April 6<sup>th</sup>.

Discussed idea to work on palette of pre-approved colors, with flexibility by owner to suggest other colors

The trimming of trees at the entrance took place since our last meeting and everyone agrees that it looks great.

4.5 Property Manager Report – Marilyn/Bob Wiltgen  
Status of finances – SMHOA has established very health reserve account of \$16,000 for unplanned or emergency expenses.

## **5.0 Public Participation**

Any homeowner is welcome at SMHOA meetings. Anyone 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.

Topics: Paula – Asked to pursue rock replacement on walking trail; possibly change to granite or quartz, ½" size easier, keep erosion in mind; quick estimate of \$7 - \$8 K; Bob to work on cost estimate by next meeting for review by the board.

## **6.0 Action Items**

6.1 Plan Design Proposal – Center Island Landscape Improvements – Lisa Eddy  
Lisa presented a slide-show of a design proposal for improvements to the front entrance islands and area at end of Alpine Laurel. Cost estimate of \$6,500 at most if everything desired is provided. Traci asked for direction from Marilyn of possible resources to fund a portion or all of the work. Marilyn advised the board could designate contingency funds in the current budget of approximately \$4,000 and not reach into the reserve account. Work could be planned over two budget cycles. Roger moved to allow a not to exceed amount of \$4,000 to fund phase 1 of the landscape improvement project. Anything over that would be planned for in the next budget cycle. Lisa would gather cost estimates for rocks and plantings up to

the not to exceed amount. Several nurseries in the area have offered discounts to the host homes of the Loveland Garden Tour and we can take advantage of this opportunity to get the plant materials for our common entryway. Cliff seconded the motion. Motion passed by unanimous consent.

The Board supported this action with the HOA establishing a healthy \$16,000 reserve fund currently in place, that no request for additional assessment or increase in annual dues is needed, plus the resulting cost-savings to future budgets by reducing landscape maintenance costs with the placement of low-maintenance plantings and landscape materials. The entrance to the neighborhood is seen as “your front door” and greatly increased property values.

6.2 Conduct Neighborhood Walk-Around – Determine Dates, weather permitting  
Item tabled and would be planned as determined by the board  
Scott – Suggestion that head gate concrete to be removed.

6.3 Archive HOA Files / Documents on Website – Dropbox as suggestion  
Item tabled until next meeting

## **7.0 New Business**

The Need to Conserve Water – Fred Garcia asked the board to send out information to the SMHOA community.

## **8.0 Next Meeting**

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

## **9.0 Adjourn**

Meeting adjourned at 8:36 pm.

## **Dates to Remember**

- March TBD – Conduct Neighborhood Walk-Around Invite DRC members;
- June 23 – Loveland Youth Gardeners – Garden Tour & Art Show 8:00 am – 2:00 pm
- Mid-Summer TBD – 3 Subdivision Social Event with Mariana Cove and The Outlook