

The Springs at Mariana
Special Board Meeting Minutes
February 12, 2019
Fire Station #2, Loveland



1. Opening of Meeting

- a. **Call to Order** ~ 1903 hours, Board members present = Traci Burtnett, Mike Eddy, Cliff Winter, Omar Ybarra, & Kurt Willson
- b. **Welcome to Guests** – AJ Reiser, Barry Carithers, Sarah Seltsam, Kathy & Marc Brown, Carol & Lee Blomgren, Anne Gaspers, Scott Kural, Paula Harsin, Andrea Dunn, Karen Crookshank, Roger & Christine Holloway, Heather Woodard, Bryce Giesey, Marlene Cavanagh, Ron & Ginny Korngiebel, Peter Hahn, and Terry Mize. Bob & Marilyn Wiltgen, Property Managers (38% homeowner participation)

2. Adoption/Approval of Agenda

- a. Amended to include profit and lost statement from Marilyn (which can be found on the website). 2018 net loss of \$439 due to renovation to Alpine Laurel.
- b. Updates given from Marilyn regarding 2019 budget proposal. \$1,169 liability is mainly from insurance outside of electric/water.
- c. Currently ~ 14k in checking and ~13k in reserves.
- d. Discussed ability to split future HOA payments in ½

3. Acknowledge 2019 Adopted Budget

- a. Accepted as proposed due to lack of quorum

4. Approval of 2020 Annual Dues Increase

- a. Discussed the proposal to increase funds in order to help cover current and anticipated needs of the neighborhood as it ages.
- b. Proposed for re-rocking path and replenish reserve & additional expenses for increasing expected maintenance, property management renewals.
- c. Split the HOA dues collection to Jan/Feb and May/June (1/2 each)
 - i. Marilyn- No additional fees for splitting up HOA fees. She recommended 2nd payment due by May 1st (not June 1st)
 - ii. Marilyn- On a separate note, a payment plan is authorized per current policy. She suggested to send out info as often residents do not know a payment plan option exists.
- d. Discussed side walk repairs, who's responsible, how to pay (city, homeowner, HOA).
- e. 67% must reject new budget for it not to pass (@ next annual meeting- open to all)
- f. Nothing new budgeted for reserve fund for 2019, all allocated

5. Approval to Fund Walking Path Improvements

- a. Can we borrow from reserve/checking account for path?
- b. Path re-rocking, how do we decide what needs repair?
 - i. Can we address areas of path that are being watered & only repair?
- c. Bob's Presentation
 - i. Reviewed sizing options of the rock (1", 1.5", or 2")
 - ii. Path measured with wheel
 - iii. Wholesale price for rock
 - iv. Skidsteer cost \$100/hr (from start of engine, stops not included), 10-foot-wide at 16 hours = \$1,600

- v. Provided a second un-anticipated bid for re-rocking of the path through the Gravel Doctor. This bid differs in that it will include 8' wide re-rocking (versus the previous 10' wide) and be to a 1.5" thickness level (versus the previous 2" thickness). This bid came in at ~\$10,000 and would include: roll → fix of ruts → rock → roll again. Gravel Doctor did give him 2 other softer options for material (however, Bob suggested granite be used). Because this bid came in under the others, Bob's recommendation is to use Gravel Doctor.
- d. As requested from several community members, who raised concerns over the current estimates of bidding prices (Bob's quotes under 15k while two quotes under 25k). Therefore, a committee was tasked with obtaining further estimates. This committee will include: Bryce, Peter, & Scott. New estimate proposals should be brought to the board in the next 30 days and to include: scope of work, ½ granite to be rolled to ¾, and consider spreading issue due to smaller size rock and if edging should be done.
- e. Bob will ask Gravel Doctor the ability to "pencil us in" while the board awaits to hear back on other proposal's obtained via the above committee.
- f. Comment/request to have reserve fund assessment completed by a company. Marilyn pointed out that Overlook had reserve study done for \$1,700 to tell them it needs to be \$200,000.

6. Spring Clean-up Schedule

- a. Will include costs for finishing the rocking along 1st street (will incur cost of the rock with Omar agreeing to provide and complete necessary skid work).
- b. A path walk for cleaning is anticipated
- c. Question regarding timing of spring clean-up and opening of ditch water. Per Scott anticipated ditch opening of ~ April 1st.

7. Pond Pump Noise Concerns

- a. Initial outreach to noise concerns to the Overlook was positive.
- b. March 6th will be next meeting at the Overlook. Omar and Scott plan to attend this meeting. Several other community members have volunteered to assist with the future needs of the project regarding pond pump noise including: Omar Ybarra, Scott Kukral, Bryce Giesey, Barry Carithers, Terry Mize , & Lee Blomgren.

8. Board Membership Open Invitation

- a. There is currently an open position to serve on the DRC.

9. Water Report from Scott Kukral:

- a. Water updates provided. Approval given for Scott to move forward with water bids.

10. Welcome Basket Report - Ginette welcome basket delivered to new residents Peter & Rebecca Hahn. This is our 26th welcome basket delivered over the last 6 years.

11. Adjourn

*Ownership of our web domain name & hosting was also brought up, as Trish Coberly should not have to pay for this.