

## ***Mariana Cove Homeowners Association***

Annual Meeting Minutes

October 29, 2014

Namaqua Elementary School

The meeting was called to order at 7:00 by Christopher Viamonte, Board President: Board Members Present were Christopher Viamonte, President; Marilyn McIntyre, Secretary; Merry Popa, Treasurer; and David Carmichael and Mike Loughlin, Members At Large. Property Mangers Present were Marilyn and Bob Wiltgen. Homeowners Present were Cera Austin, Holly Trumble, Mark Trumble, Sharon Petersburg, Carl Bock, Jim Clymer, Char Clymer, Joan Siudzinski, Harry Hemstreet, James Popa, Bob Siudzinski, John Helzer, and Shawn Campbell.

A motion was passed to waive the reading of the 2013 annual meeting minutes and 2014 officers' reports.

Marilyn Wiltgen reviewed the 2014 end-of-year financial report. All homeowners had a copy of the latest figures for the year, and their questions regarding the data were answered. Marilyn pointed out that the budget ended with a surplus this year, due to above normal precipitation, cooler weather, and fewer than usual ongoing repairs. Unless there are unforeseen instances in the remaining months of 2014, the budget will show a substantial surplus that will be placed in the reserve fund to serve as a cushion for year(s) with higher than normal needs. All dues were collected from the homeowners during 2014, with the exception of the longtime vacant house in the community. The proposed budget for 2015 was also presented. The dues for 2015 will remain the same, \$340 for the year. The required quorum for conducting business at this annual meeting was met, and the proposed budget for 2015 was approved.

Bob Wiltgen presented his year-end 2014 report, in which he reviewed the repairs and ongoing maintenance that occurred during the year. He emphasized that the pathway circling the development is always a priority, as are the common areas' vegetation, weed control, and watering systems. In order to maintain a high quality appearance of common areas, walkways, and roads, service vehicles on pathways must be at a minimum, both in speed and adherence to the permitted parameters. With the presence of two new construction projects this year, there were above average needs to occasionally have construction vehicles in walking areas. Bob asked residents to remind vehicles working in the community what areas are allowed for parking and access and that they should watch out for pedestrians. He also reminded homeowners that the conservation area from Mystic Owl to the lake is not an empty lot. It is a protected area. No one can remove or trample vegetation. It is not a play area, and walkers are required to stay on the path. He offered that it might be advantageous to post signs in the protected areas, as reminders. He also reported that the agreement

Mariana Cove HOA entered into with the Buckingham Ditch Company regarding the maintenance of the ditches running through our property was implemented in 2013 and was adhered to during 2014. The procedures in place for that agreement worked and are important to continue, so we avoid the expense and mess we experienced in the fall of 2013.

A discussion began after a homeowner suggested setting up plastic bag stations for dog walkers, so they can pick up after their animals. Another homeowner offered the prospect of implementing a doggy DNA program other HOAs have used to identify violators. The board communicated it will take up the subject during a regular board meeting. The City of Loveland has laws in place for dog owners and is responsible for their enforcement. When the board meets on the subject, it will review what its responsibilities are for a safe and clean environment, but will not enforce city laws and regulations. Homeowners are encouraged to call the appropriate city agencies for enforcements.

Another topic discussed involves the responsibilities of owners who rent their properties. It is the owners' responsibility to communicate all the community covenants and by-laws with any renters they may have. If violations occur, the HOA will communicate with the homeowners and will impose warnings and fines on the homeowners for any violations their renters may incur. The board will, however, communicate positively with renters and help them feel welcome and a part of the community.

Regarding boat storage, it was emphasized that there are guidelines in place for boat storage. A sign will be posted to remind residents the timeframe permitted for storing their boats on the lake banks.

The Community Holiday Party will be held at the Trumble home December 14. Details will follow in a flyer, posted at the mailboxes and emailed to all residents.

Shawn Campbell, Dave Carmichael, and Holly Trumble were voted by acclimation to serve on the 2015 board.