



2121 Midpoint Dr. Suite 302, Fort Collins, CO 80525

(970) 282-8281

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**Mariana Cove Owners Association Inc.  
Board of Directors Meeting Minutes  
Wednesday, January 11, 2023 AT 6:00pm**

A meeting of Mariana Cove Owners Association Inc. was held on January 11, 2023 at 5560 Stone Church Court. Loveland, CO. 80537. Zoom was available for those who could not attend in person.

**BOARD MEMBERS PRESENT:** Elizabeth Hemstreet, Jay Ackerman, Kim Schatz, Merry Popa, Randy Payne attended via Zoom.

- There were 11 homeowners in attendance in person, 5 homeowners via Zoom.

**MANAGEMENT COMPANY PRESENT:** Connor DeHart for Evernest Property Management. Kristin Boyd from Evernest attended via Zoom.

**CALL TO ORDER:** A quorum of the Board was established, and the meeting was called to order at 6:05 p.m.

**APPROVAL OF MINUTES:** Minutes from the previous meeting were not available and could not be approved.

**OPEN FORUM:**

- a. A question about an ongoing violation was tabled for the executive session.
- b. Discussed New Manager with Evernest (Connor DeHart).
- c. Discussed Mariana Cove and Shores both having the same manager with Evernest.
- d. Discussed termination of landscape contract with HurrVasa and new contract with Heaberlin.

**FINANCIAL REVIEW:** The financials were reviewed for the period ending December 31, 2022. Jay Ackerman spoke about the variance between actuals and budgeted amounts for 2022. Jay offered the possibility that excess money from the landscaping budget could be rolled over into the Xeriscape landscaping project for 2023.

**ACTIONS OUTSIDE OF BOARD MEETING:**

- a. Lights replaced at mailboxes
- b. 'Slow Down' Cones were put up on Cove Dr.
- c. Kim Schatz proposed filing a petition with the City of Loveland to reduce the speed limit on Cove Dr.

**DESIGN COMMITTEE:**

- a. Jim Popa asked Connor to adapt the DRC form letterhead to Evernest.
- b. Digitizing old DRC records was discussed.

**UNFINISHED BUSINESS:**

- d. Discussed getting a debit card or petty cash fund for small transaction incurred by the board. Kristin Boyd recommended requesting prepaid checks from Evernest to cover the costs.

**NEW BUSINESS:**

- a. Randy spoke about plans for Re-Rocking the community paths around the lake. There was a homeowner request to tighten the boundary of the pathway in areas where the rock has been spread and the path has widened.
- b. Randy Spoke about the Xeriscape landscaping plan to complete Island #6 this year.

**EXECUTIVE SESSION:** Called to order at 7:01 p.m.

**ADJOURNMENT:** A motion duly made, seconded, and unanimously carried to adjourn the Board Meeting at 7:56 p.m.