

MARIANA COVE OWNERS ASSOCIATION, INC

MINUTES of the Annual Meeting, October 17th, 2020. Submitted by Secretary Richard Jurin. Due to high winds and social distancing needs, the meeting was held in the garage of Marilyn Wiltgen.

CALL TO ORDER at 1:00pm (x=present)

Board Members present 2020: Marc Hatfield [x] Tom Boesch [x] Judy Martens [x] Harry Hemstreet [x] Richard Jurin [x]

DETERMINATION OF A QUORUM (24 homeowners required either present or by proxy)

Each homeowner was checked in using the voting ballot sheet. A quorum was established with 20 home owners present and 19 homeowners submitting valid proxies.

OPEN FORUM

- Holly Trumble vocalized vociferously about the lack of water being used to green up common areas of the Cove thus creating undesirable areas of brown grass in the common areas. She inquired whether more of the cove's funds might be used to ensure the necessary water be purchased to better avail greening of common areas. A short, yet, lively discussion ensued outlining the problem of watering mounds of grass from which the water applied might merely water the passageways rather than said grass.
- Gary Buschy and Randy Payne both related their observations of the landscape workers during cutting and cleaning of the common areas. Gary commented that while the landscapers seemed to be doing their work, little seemed to be getting accomplished, as grass remained high and vegetative litter was still strewn randomly. Some discussion ensued as to responsibility for the litter. Marc Hatfield suggested that perhaps the mowers might be set lower to actually cut and mulch more efficiently. Ed Martens said that historically volunteers of the Cove would gather twice each year on spring and fall to do a communal litter pick up, and that maybe someone might take charge for such occasions again if beautification were again the Cove's goal.

APPROVAL OF PREVIOUS ANNUAL MEETING MINUTES

Richard Jurin motioned for a vote, seconded by Judy Martens. The 2019 annual meeting minutes were passed unanimously.

RATIFICATION OF BOARD DECISIONS Without a Meeting

There were no decisions requiring ratification.

DIRECTOR REPORTS

President Report - Harry Hemstreet

- Recognize all volunteers for the excellent work done throughout the Cove during the past year.
- It was noted that in last year's Cove survey only 29% of the Cove even opened their surveys. He asked for questions that might be used to address the many concerns of the residents and that the response rate might be improved to create an even more welcoming neighborhood with coop events in the coming year with both the Springs and the Overlook?
- There is no decision yet on treating the Ash trees. An expert opinion in the Spring might determine that need.
- The work on xeriscaping island 1 should begin next year using the NW grant.
- The Cove concrete bridge abutments are scheduled to be decorated in some fashion that will be more pleasing to the eye by Kim Stenson and Marc Hatfield.

Treasurers Report –Tom Boesch

The 2021 budget was outlined with emphasis on expected major expenses. He emphasized that the only solution for many of the Cove's needs as desired by residents would be to raise the Cove's annual dues or enlist more volunteers to do needed work. He stated that while he would be ending his term as member of the board he was happy to stay on as liaison for path rockering.

Secretary Report –Richard Jurin

The Facebook page continues to be a primary source of information for many in the Cove, but the website is updated as needed for any who wish to see more fixed information.

COMMITTEE REPORTS

- Path Committee –Tom told us how he is surveying the Cove path and noting the areas that will receive rock in the Spring.
- DRC Committee Jim Popa said that there 15 different applications received in the last quarter for repairs and modifications. The placement of a Porta Potty on Laurel Hill would be there for a short while during the repair of a full basement.

PROPERTY MANAGER'S REPORT – Wiltgen Property Management.

- Financials - Marilyn overviewed the budget for the year.
- Budget Questions - One question was whether the reserve fund could be spent on projects such as watering. It was emphasized that the reserve budget is for expected repair and replacement costs that the Cove will have to cover in upcoming years.

OLD BUSINESS – no old business.

NEW BUSINESS

- Budget Discussion and Ratification. Harry asked for any discussion about the 2021 budget, after which the board voted unanimously to accept the 2021 budget as did 36 of the home owners via official proxy ballots.
- Request floor nominations – Harry asked for any nominations for the board. None forthcoming.
- Election of one new director - The motion to elect Jerry Fremaint was unanimously accepted by all the residents present. (Note: all paper ballots had been unanimous for Jerry with no write-in nominations).

ADJOURNMENT

Judy Martens motioned for a vote to adjourn, seconded by Tom Boesch. The decision was passed unanimously and the meeting ended 1:47 pm.