

## **MARIANA COVE BOARD MEETING**

### **July 13th, 2017**

The meeting was called to order at 10:05AM.

- All Board members were in attendance: Craig Van Wechel, Larry Sisemore, Holly Trumble, and Diane Sisemore, Jan Smaby and property managers Bob and Marilyn Wiltgen, and DRC member Ray Walker. Residents also in attendance were Tom Boesch, Sue Park, Jean Ashack, .
- A quorum was verified and the minutes from the June 6th, 2017 meeting were approved
- Mariana Cove HOA member feedback
  - Tom Boesch provided information regarding the protocol of an HOA board member attending a public meeting such as a planning commission meeting. He stated that a board member should not identify themselves as an HOA board member when attending a public meeting unless the HOA board has voted to be represented at such meeting by the attending board member. This resulted in an action item to add this to the rules and regulations to ensure that future boards have this information as well. Clarification: A resolution will be written to incorporate a board member code of ethics to include Tom's suggestion.
  - Holly read emails from residents unable to attend
    - Laurie Tossy wrote in to comment on the path. She stated that she liked the small stones better than the pink rock. The small chips are more comfortable and stable to walk on. This is an ongoing discussion regarding the right path material for the future.
    - Ray and Dianne Stahla wrote in to voice concerns regarding the possibility of the violation inspection process being outsourced. They did not support this idea and would rather the process be kept within the Cove and done by Wiltgen Property Management. Clarification: Wiltgen Property Management will continue to perform the violation inspection process.

#### Officer Reports

- Presidents Report - Holly Trumble attended the Planning Commission meeting addressing the proposed development on 1st street on the lake. She provided a brief summary of the meeting and the outcome.
- Treasurers Report - Jan Smaby and Marilyn Wiltgen are working together on 5 key items:
  1. Improve understandability of the financial reports by the community.
  2. Budget development.
  3. Costs to operate the HOA.
  4. Determine the goals of the community and tie that in with the Long Range Planning committee
  5. Signing and reviewing all checks written to Wiltgen Property Management.
- Jan Smaby made a motion that the list of Mariana Cove 2017 expenditures provided by Marilyn, be funded by the surplus funds. Larry Sisemore seconded. All voted in favor. The list included: Wetlands reseeding project \$1687.50, Re-rocking and landscaping the culvert area at the path behind Mystic Owl Ct \$490.48, Drawing of proposed landscaping at front entry west side \$240.00, Path rocking (2016 amount) \$2200.00, Tree removal/trimming project \$1240.00 and to increase the budgets of the affected categories.
  - \$1000.00 has been added to the reserve account since 1/1/17 as a result of the sale of 5 homes. \$6347.72 is the balance of the surplus earmarked for the beautification of the Cove project.
  - Marilyn and Jan will determine how to post the reserve assessment to other income in the P & L.
  - Correction: Marilyn indicated that the tree pruning on 1st Street should be categorized as Other improvements rather than Extraordinary maintenance.
  - Marilyn also gave the board an updated Roster.
- Secretary Report - Diane Sisemore made a motion to close the voting on the proposed covenant changes and re-address when the communication plan is completed and implemented. Jan seconded and all voted in favor.

### Committee Reports:

- Landscape design - Diane Sisemore - no updates
- Design Review Committee Report - Ray Walker -
  - 618 Cove Dr, replacement of railings and balusters on porch and deck - Approved
  - 706 Laurel Hill Ct - Fence in back yard with either split rail or wood picket - Approved
  - 618 Cove Dr, Widen driveway 3 - 4 feet on North side and add paved walk along North side of garage, and a small screened enclosure for trash and recycle containers. Approved
  - Social Committee Report - Holly Trumble reported that the July 1st BBQ was a success. 30 people attended. Planning will begin for the Octoberfest event. Dates being considered are October 7th, 8th or 21st.
- Long Range Planning Committee Report - Len Koch will provide an official report to the board regarding the first 2 meetings of the committee and the results of research being done on key areas of interest (wildlife, Lake, Pedestrian walking zones, and proposed land use and developments in South West Loveland.) Neighborhood meetings to collect input on what members are looking for to make our community even better.
- Property Management Report. Bob Wiltgen reported that the product used on the Water Main taps to each meter has been found to fail at around 20 years. Little Thompson has been replacing failed connections as they occur at a rate of 1-3 per year. Little Thompson Water responded quickly, professionally and carefully to correct the problem that occurred recently in front of the Sisemore's home. Bob praised the City for the paving of our streets and how well they were able to overcome equipment problems without too much inconvenience for the residents.
- Marilyn shared that DORA is reviewing all property management contracts for compliance and asked that the board consider this and expedite the review and approval of the contract presented by Wiltgen Property Management. The board agreed.

### Unfinished Business

- The Allens are still considering the deeding of a small, inaccessible piece of HOA property that has become a big can of worms. Their consideration of its purchase requires not just 67% of HOA members to approve BUT also approval by any lenders holding mortgages on the properties of the HOA members who grant approval. This creates an unduly arduous process but is one required by law so out of the control of the HOA.
- Violation Report - Marilyn Wiltgen shared the violation report and the actions and resolutions completed or in progress to resolve. There are 3 active violations and 2 closed.
- Appeal Hearing recommendation - Craig Van Wechel assembled an appeals committee to preside over a hearing to determine whether the fines should be levied against a resident for covenant violations. A motion to accept the committee's recommendation to extend the date to resolve without fines was made by Larry Sisemore and seconded by Jan Smaby and was approved by the board. The date was extended to August 11th, 2017.

### New Business:

- The next board meeting is scheduled for August 9th, 2017 at 10:00 AM at Holly Trumble's house.

The meeting was adjourned at 12:07 PM

President, Holly Trumble, Term Expires December 2017  
Secretary, Diane Sisemore, Term Expires December 2019  
Director, Craig VanWechel, Term Expires December 2019  
Director, Larry Sisemore, Term Expires December 2017  
Jan Smaby, Term Expires December 2019

Minutes Respectfully submitted  
Diane Sisemore, Secretary