

The Shores at Mariana Cove

Minutes of the Annual Meeting
November 27, 2018

Call to Order

The Annual Meeting of The Shores at Mariana Cove was called to order at 7:04 PM on November 27, 2018 at the home of Merlin Perkins, 5317 Lighthouse Point Court, by President Kim Stenson.

Roll Call

Directors present: Kim Stenson, Merlin Perkins, Donna Rafferty, Tim McCarthy and Len Koch.

Attendees: Bob and Marilyn Wiltgen, Tim McCarthy and Sandy Haller, Donna Rafferty, Carl Bock, Tom Clark, Len and Marilyn Koch, Sharon Petersburg, Susan and Tony McColl, Craig and Michelle VanWechel, Rosemary Cagnina, Phil and Kim Schler, Merlin Perkins

Verification of Quorum by Merlin Perkins

Minutes of the Annual Meeting November 14, 2017 were read by Merlin. Merlin will correct the spelling of Craig VanWechel name and add Michelle to the list of attendees. Carl Bock motioned to accept the 2017 Annual Meeting minutes and that was seconded by Marilyn Koch.

Officers Reports

President Kim Stenson reiterated the fact that over the past year we have continued to beautify our neighborhood with trimming trees and the rehabilitation of the West Island.

Treasurer Tim McCarthy reviewed the 2019 budget prepared and adopted by the Board of Directors which includes an increase of dues of \$10 per month per property or \$120 per year. Tim explained that the amount is necessary to fund the maintenance of mature landscaping; re-routing a sprinkler line that has been invaded by tree roots; adding sprinkler heads or revising several zones where turf is not being watered sufficiently and possibly treating turf in several areas for necrotic ring spot disease. Tim noted that the Board plans to dedicate \$500 from the increase in dues toward replenishing the reserve fund in 2019 and another \$500 in 2020.

Secretary Merlin Perkins reports that she records the minutes of the meetings and distributes them by email. She will update her email list and obtain new emails for the new members in **the** neighborhood. The most recent set of minutes are placed in the plastic reading holder by the mailboxes as well. Merlin also goes door to door hand delivering the packets for the annual meeting. If it is not possible to deliver a packet; then it is mailed to the member. This process is dictated by the Shores Covenants and/or Bylaws.

Previously, The Shores governing documents, minutes, and financial information were kept on the Cove website. The Shores has purchased the old domain previously owned by the Cove and will maintain its own website for the Shores, including the Cove governing documents, which also govern Shores residents and are important to those who are buying or selling homes on Lighthouse Point. Merlin, Marilyn and Tim will work on this project.

Vice President Len Koch would like to see a Peace Offering between the Shores Board and the Cove Board.

Craig VanWechel raised the question of why we pay dues to the Cove and to the Shores. After several people attempted to answer the question, Tom Clark proposed that a committee be formed to write an explanation of why we pay 2 sets of dues. The discussion is tabled until the next Board meeting.

Property Manager Bob Wiltgen reported that all the evergreen trees have been trimmed and shaped at the entrance to the Shores. He has also spoken with Larimer County Extension in reference to the grasses dying. Some of the increase in dues will have to go toward treating turf; tree roots may have to be covered with soil to avoid hitting them with the mowers; voles will have to be treated. The sprinkler system behind Carl Bock's home is compromised by a root that is pinching the line. Bob Wiltgen will put in a new ½ inch line which will be less expensive than finding where the pinch is. All these items are part of the "mature landscaping" referred to in the budget.

Financial Report Marilyn Wiltgen clarified the monthly assessment includes an increase of \$120 per year for each property. The Reserve is based on an estimate of how many homes will sell. Tim proposes that we not include this item in the budget because we do not know how many homes will sell.

Further clarification denotes there will be no change in Property Management cost. Nature's Way will be maintained by volunteers from the Cove Homeowner's Association.

Tom Clark made a motion to ratify the budget. Tony McColl seconded the motion and all in favor. None opposed.

New Business Len Koch reports from the Long-Range Planning Committee that they are now ready to move forward about surface rights for Boedecker Lake. The Committee plans to enlist a Richard Ball, the attorney who wrote the covenants for the Shores and the Cove. Len also states that the plan is to roll the path in the spring.

President Kim Stenson reported that Donna Rafferty's term on the Board is complete. The Board would like to thank Donna Rafferty for her time and commitment for the past years on the Board. Donna has dedicated much time and knowledge to the community by serving as an exceptional Shores Board Member.

Tom Clark has expressed an interest in joining the Board and the Board is entertaining his nomination. President called for any other nominations, there being none, a vote was conducted, and all voted in favor of Tom Clark.

The Shores Board welcomes Tom Clark to the Board and looks forward to the skills and assets he brings to the table.

Carl Bock motioned for the meeting to adjourn; Merlin seconded, and the meeting adjourned at 8:30 pm.

Respectfully submitted,
Merlin Perkins, Secretary

