**The Shores at Mariana**

Minutes of the Annual Meeting

November 13, 2019

**CALL TO ORDER**

The board of directors meeting of The Shores at Mariana was called to order at 7:00 P.M. November 13, 2019 at the home of Merlin Perkins, 5317 Lighthouse Point by President Tom Clark.

**Directors present:**  Carl Bock, Tom Clark, Tim McCarthy, Merlin Perkins and Kim Stenson

**Property Manager:** Marilyn Wiltgen, Laurin Thomas

**Guests:**  Ray and Sharon Petersburg, Vicki Clark, Rita Dieters, Bob & Joanne Nagel, Marc Hatfield, Craig and Michele VanWechel, Tony McColl, Carol Chop and Erlene Parker

**Reading of the Minutes**: Minutes were **r**ead and motioned for approval by Vicki Clark and seconded by Marc Hatfield. Minutes were approved with no corrections.

**REPORTS**

**President Tom Clark**

* Tom Clark gave a huge “Thank You” to all volunteers which included Carl Bock and Terry for keeping “Nature’s” Way” looking beautiful; Bob Nagel for his work on the sprinkler system; and to all Shores Board Directors for their volunteer work.
* The contract with All Seasons (the maintenance vendor for lawn and snow removal) expires at the end of 2019. The Shores entertained bids for a new contract and Hurr-Vasa was chosen as the new vendor. The cost for lawn maintenance and snow removal is comparable to the previous vendor. The services include weed control which will be a part of fertilization; sprinkler system management and snow removal 10 times per year. The sprinkler system will be inspected every 2 weeks. An additional cost of $55.00 per hour is required for repairs. If a member observes a broken sprinkler head that needs repair, please notify Marilyn Wiltgen or Laurin Thomas by email at: [bmwiltgen@gmail.com](mailto:bmwiltgen@gmail.com). Marilyn keeps a running log and addresses each item by this method.
* **TREES –** our most valuable asset! We have 24 to 30 ash trees throughout the Shores. The Emerald Ash Bore’s activity has been observed currently in Berthoud. Uncertainty about the possible extent of EAB is due to the difficulty in detecting the pest, which can infest an ash tree for up to four years before visible signs of decline occur in the tree. Various treatments are available, and the Shores has chosen to have injections applied directly to the tree in May and June. The cost of the injection per tree is $120 which is good for 2 years. This results in approximately $3500.00 every 2 years to save the ash trees in our neighborhood.
* **Design Review –** Tom Clark advised that a member of the Shores Board would be assigned to serve on the Design Review Committee. There are no pending projects in the Shores currently.
* **Violations –** None at this time.
* **Cove Policies –**
  + Path usage
  + Harassment
  + Collection
  + Conduct of meetings
  + Enforcement of violation
  + Request for Records
  + Tree removal

**Wiltgen Property Management**

* Marilyn Wiltgen advised that over the past year the following items were addressed:
  + A large cottonwood was removed and replaced with a more suitable tree.
  + Repair of the sprinkler system which required re-routing the lines and the cost was less than expected.
  + Ground injections were applied to the Emerald Ash trees as a preventive measure.
  + Evergreen trees were also treated.
  + A large cottonwood behind Bocks was removed.

**Treasurer Report**

* Tim McCarthy advised that the proposed budget is based on September numbers.
* The Shores Dues will remain the same @ $1584.00 per year for each property.
* Property Manager fees remain the same.
* Tree pruning: some will be part of the new maintenance contract.
* The new contract for Grounds Maintenance will include tree circles, fertilizer and sprinkler maintenance therefore the budget for that item has been increased to cover the cost.
* The reserve cap is boosted to $9000 which gives adequate coverage for unknown assets needing to be replaced.
* Tom Clark advised that if at the end of the year 2019 there was an overage, there could be monies returned to Shores residents.
* The budget was ratified with an affirmative vote of 21 members.

**Election of Board Members**

* **Carl Bock** was unanimously voted as a new Board Member.
* **Tim McCarthy** was unanimously voted as a new Board Member.

**Communications**

**Website Development**

Merlin Perkins and Richard Jurin have worked on the website and the Shores Specific Page has been ordered and is located under the “Residents” tab on the Cove website. The roster has been updated with all the new residents who have moved into the Shores. Legally, the only information that can be displayed for the public is the name and address of each property owner. The Board of Directors has been updated to reflect the current Board and Property Managers. All the policies and Shores legal documents will be posted on the website. Merlin will develop a survey to determine what additional information members would like to see on the website.

**Open Forum**

Ray Petersburgh, Carl Bock and Tom Clark spoke of the grass situation and what could be done to improve the condition of poor soil, and other factors that hamper growth of a healthy lawn. The suggestion was made that we might even consult with CSU. They will be looking into the matter.

Meeting was motioned to adjourn by Vicki Clark and adjourned at 8:30 PM.

Respectfully submitted,

Merlin Perkins, Secretary