

MARIANA COVE BOARD MEETING

September 7, 2017

708 Cove Ct.

The meeting was called to order at 10:04AM,

- Board members present:, Larry Sisemore, Holly Trumble, Diane Sisemore, Craig VanWechel. Property Managers Bob and Marilyn Wiltgen. Residents also in attendance were Jim Popa and Carl Bock.

- A quorum was verified.
- August Minutes were approved.
- Mariana Cove HOA member feedback - None, just there to listen.
- Officer Reports

- President's Report, Holly Trumble
Nothing to report.

- Assistant Treasurer's Report, Larry Sisemore
The board reviewed the months invoices , P&L and Balance Sheet. Larry explained the surplus calculation so everyone would understand what was actually available for projects.

He also explained the 2018 budget process and provided a status. The next budget meeting will be September 18th to vet the data for zero based budgeting.

- Secretary's Report - Diane Sisemore,
Communication Plan update. Diane reported on the progress of phase I of the Communication Plan. She has begun work developing a dependable email distribution list of those in the community who wish to receive information from the board in this way. This will be completed by 10/23/17.

Property Management Contract update. The contract was received from the Attorney review on September 6th, 2017. Recommended changes will be made and the contract will be sent to WPM for review and discussion.

- Committee Reports:
 - Social Committee: Holly Trumble - Nothing to Report
 - Landscaping Committee: Diane Sisemore - Diane and Bob will review the bids for Lake View to select a company to do the improvements to that area. Once the 2018 budget process is completed, and it is determined that the project can be funded this year, a landscaping company will be hired to complete the plan for Lake View.
 - Long Range Planning Committee: Holly Trumble read an email submitted by Len Koch. He shared that the committee:
 1. Reviewed the materials for the neighborhood meetings.
 2. Reviewed new information regarding new developments in SW Loveland as seen by realtors. The competitive points are that we have mature trees and landscaping and they have New homes, floor plans, materials, appliances and amenities. He stressed the importance of keeping our homes updated in order to compete and utilize our landscaping advantage.
 3. Has begun scheduling Neighborhood listening sessions. Lighthouse point is scheduled for the 19th of September.
 4. Will verify, vet and cost the projects resulting from the neighborhood sessions
 5. Will meet with the board on October 17th for a planning session

- Property Management Report - Bob Wiltgen Reported that the wetlands has been mowed and watered but the recovery is minimal. It's possible that the dormant seed will sprout in the Spring with a moderately wet winter. This will be addressed in the Spring and reevaluated.

Weed Mowing of outlying areas has been done. The question is should we put this on a schedule or leave on demand. This will be placed on next months agenda after the 2018 budget meetings.

- Violation Report - Marilyn provided a status for all active violations.
- Unfinished Business
No unfinished business.
- New Business
As a result of an investigation of the Young's property lines, Larry Sisemore made a motion that the board authorize the payment of \$900.00 clean up the area in their back yard that they were led to believe was HOA property. The clean up will include the removal of a tree, the stump ground, and the pine needles and organic debris cleaned up. The motion was seconded and approved.
 - Next Board meeting will be October 12th, 2017 at 10:00 AM at 708 Cove Ct
 - The annual meeting is scheduled for November 15, 2017 7:00PM at Namaqua Elementary School in the Library.
 - LRP/Board work session on Oct 17, 2017 10AM

The meeting was adjourned at 11:39 AM

Minutes Respectfully submitted
Diane Sisemore, Secretary