

Meadow Vale Farm HOA board minutes for March 11, 2004

Meeting was called to order at 7:01 p.m. Board members present were Beau, Denny, Paul, Bob, and Carrie. Board members absent were Kathy and Steve. Carrie substituted for Kathy as secretary. Others present were homeowners LeiAnne Koch, Bob Fitzpatrick, Mark Schroeder, and Bill Norris. Bob Reed from Greenbriar joined the meeting at approximately 8:15pm.

The board addressed the situation around the cul-de-sac at the end of Blue Mountain Rd. Bill Norris gave input into the situation. He explained the affect that the boulders around the edge of the cul-de-sac has had on the problem of vehicles going off the pavement. The boulders have not solved the problem. The board agreed that the best solution is to enlarge the asphalt. Paul suggested that Greenbriar get estimates to enlarge the cul-de-sac an estimated eight feet around the existing pavement. The board will discuss Greenbriar's findings at the April board meeting.

Next the Board addressed three architectural/landscaping items. First, LeiAnne Koch presented plans for landscaping their yard. The board approved the plans. Paul requested that the Kochs let their immediate neighbors know about their plans. Second, Bob Fitzpatrick presented very preliminary plans for the construction of an outbuilding on his property. He requested some guidance from the board on finalization of his plans. Third, Paul presented landscaping plans submitted by Christine Dodd to complete the landscaping of their backyard. The Dodd's plans were approved.

A lengthy discussion regarding the questionnaire sent to homeowners about the April third barn meeting occurred involving Mark Schroeder and the Board. The Board clarified that the intent of the questionnaire is to give us all a starting point from which to discuss guidelines to create consistency in the approval process for outbuildings.

Denny presented the following additions to the minutes from the February meeting:

1. The Board engaged in a lengthy discussion concerning the impact of architectural variances on the look and feel of the neighborhood.
2. The Board approved the addition of additional rocks around the edge of the Blue Mountain Road cul-de-sac.
3. The plans for Mark Schroeders's out building were approved by a vote of four in favor and Denny Farnsworth opposing, with two abstentions.

Denny moved to accept the February minutes with the additions included. The Board approved.

Denny presented the financial reports to the Board. He expressed concern that he recognized several variances in the financial reports. He is working to reconcile it with Greenbriar. They will have a full accounting of the variances by the next meeting. Denny also presented the proposed budget for 2005. The Board approved it.

Carrie will deliver a new homeowner's packet to the family that has recently moved into 2190 Meadowlark Pl. Carrie discussed creating a "fact sheet" to stress all the positives about MVF for homeowners/realtors who are trying to sell homes in our neighborhood. She will present a rough draft of it to the Board at the April meeting.

Andy Abendschein has generously offered to post neighborhood information and HOA Board meeting notes at the web site [mvf.hoa.org](http://mvf.hoa.org).

Bob Frederiksen brought up the subject of the HOA fees bill we all receive in the mail and how confusing it is to read. He requested that the form be changed and simplified. Bob Reed from Greenbriar acknowledged his request but is unable to change the form due to software limitations.

The Annual board meeting will be held May 8, 2004 at 1:00 p.m. at the Longmont Senior Center 910 Longs Peak Ave.

Bill Norris presented some research that he has done regarding irrigation filtration systems. He is concerned about trying to reduce the amount of moss and algae in the irrigation water. A new filtration system would improve water pressure and decrease the wear and tear on individual homeowners' sprinkler systems. He estimates that a one-time fee of \$100 to residents of MVF and the Elms would cover the cost of the new system. Beau proposed that the board put the subject on the agenda for the April meeting to discuss it further. The meeting ended at 9:15pm.