

## Meadow Vale Farm Homeowners Association Board Meeting Minutes: 9/13/04

Paul Hallmark, President, called the meeting to order. In attendance were: Carrie Shellenberger, Paul Hallmark, Rod Schmidt, Mark McDowell, Yvonne Eyk, and Bob Reed. The minutes of August's meeting were approved.

Yvonne Eyk, Treasurer, reported that all aged receivables are up to date.

Bob Reed, Greenbriar Management, brought the following items:

1. Three pavement projects (Crack sealing, W.C.R. 5.5, and Blue Mountain cul-de-sac). Bob R. will move forward on all three projects in anticipation of winter.
2. Recycle Service Survey was taken and now the issue will be an topic at the annual May meeting because it represents a dues increase.
3. Reserve Study: Bob R. obtained three proposals. The lowest cost was Aspen Reserve Specialists and Bob has worked with them in the past. Here is a description of their proposal: "**Level 1 Report** – Perform a physical inspection of the property. From the inspection, we will generate a component list, quantify and measure, and estimate the life expectancy and remaining life of all common area assets. This level of service includes a 'Physical Analysis' Section with photographs and detailed supporting information. We will also prepare an analysis of the Reserve fund, providing a recommended Reserve allocation. 7 week turnaround - \$2,150." The budget category will be professional services. The motion to accept this proposal was discussed and approved.
4. Snow Removal Bid: Bob has gotten two bids, both unacceptable. He will get several more prior to the October board meeting.
5. Bob R. has met with Dennis Adler to cover all levels of services so we can get proposals and be ready in the spring of 2005.
6. A revision to the contract with Greenbriar has been made necessary by Dennis Adler's leaving. The motion to move the monthly contract from \$375 to \$450 beginning October 2004 was discussed and approved.

Carrie Shellenberger, Welcome, reported that about one-third of Meadow Vale homes were represented at the Ladies' Coffee on 9/8/04. Six new homeowners attended. Carrie led a discussion of the Fall Festival plans, including location, costs for rentals, time of day, hayride, etc. and will continue plans and preparations.

Architectural issues:

1. Greg Muns—2190 Meadow Vale Road—Deck plans. Board approved.
2. Greg Muns—2190 Meadow Vale Road—Outbuilding. Preliminary review only.
3. Larry & Kellie Hart—2171 Meadow Vale—Fence plans. Board approved.
4. Rod Schmidt-1873 Blue Mountain—Concrete curbing. Board approved.

Rod Schmidt, Communications: Rod S. will find out the source of water to The Cove. MVFarm owns the pump house and the pumps.

Old Business:

1. Possible park for neighborhoods. St. Vrain School District says they plan to build a school on the land. There was a question of leasing the land, but there wasn't an enthusiastic response. Further inquiries will be made.
2. A Water Committee has been formed under Rod Schmidt's guidance (including Jim Stennette, Todd Feaster, Pete Michaels, Ted Schultz, and Rod Schmidt) and will meet with Dennis Adler on the systems and operations of the irrigation system. The committee will meet with the ditch rider as well. Bob Reed will check with our insurance company on liability of the committee.

The next board meeting will be October 11, 2004.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Mark McDowell  
Meadow Vale Farm HOA Secretary