

## **Meadow Vale Farm Homeowners Association Board Meeting Minutes:** **9/12/05**

The meeting was called to order at 7:00 p.m. by board president, Carrie Shellenberger. The following members were present: Yvonne Eyk, Kathy Oliver, Steve Koch, Carrie Shellenberger, Rod Schmidt, Paul Eaton and Mark McDowell. Also in attendance was Bob Reed (Greenbriar Management).

### Manager's Report (Bob Reed):

#### Unfinished Business:

- Pete Michels sent a letter about the cost of re-grading the road from his street to the lot. Taking into account our letter of July 12, the board approved a letter offering assistance which will be sent to homeowner Michels.
- Surge protections for all three irrigation control clocks has been installed at a cost of \$1,100.
- The water quality monitoring agreement with Left Hand Water District was signed.

#### New Business:

- Snow removal bids will be collected and discussed at the October board meeting.
- The irrigation water will be shut off on or near October 14 or 15. Co-Cal will provide the compressors as a part of their contract. Homeowners will be able to have their own irrigations systems blown out/winterized at that time. A notice will be posted in the mail center.
- Metron will come out to test the system for efficiency prior to water shut-off.
- Maintenance issues include:
  - Cleaning silt from inside the wet well. This is a 2-person job and needs to be done every fall.
  - Silt buildup (delta) in the irrigation pond.
- The board has agreed that Bob Reed needs to be here at our board meetings at least for the next three months as we deal with CCIOA compliance requirements. We will re-evaluate the need for him to attend each meeting at the December board meeting.

### Treasurer's Report (Yvonne Eyk):

- Sprinkler repairs are over budget by \$10,197. Due to the added expenditures the board is watching the budget closely.

- In this year's irrigation water bill, homeowners will see cost of pump maintenance will be added to the electrical bill.

Landscaping (Steve Koch):

- The board approved the proposed Fitzpatrick landscaping plans.

Communications (Rod Schmidt, Paul Eaton):

- We have a signed operating agreement with the Elms Association.
- A copy of the title work on greenbelts and pond will be added to the agreement indicating MVF's ownership of greenbelts and pond.

New Business:

- The Metron maintenance agreement costs \$1020 a year. A motion was passed to table the contract until spring.
- The glass display case for the mail center will be mounted soon.
- The budget for the Fall Festival (\$800) was approved.
- A Community Service Day was suggested by Paul Eaton. We will pursue this idea further with proposed projects and improvements as they come up.
- Rod Schmidt tendered his resignation from the board because of his school board election in November. He will work with us through the end of 2005. The board expressed gratitude and appreciation to Rod for his past unselfish work.

The next board meeting is scheduled for October 10, 2005 at 7:00 p.m.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Mark McDowell