

Meadow Vale Farm Homeowners Association Board Meeting Minutes: 6/13/05

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

There was a motion to accept as published the notes from the previous board meeting of 4/18. It passed.

The minutes of the annual homeowners meeting will be emailed to all board members and approved next board meeting.

Architectural:

Bob Fitzpatrick presented his plans to build a garage his property, and to slightly widen his driveway at the street. His proposal was approved.

Election of officers:

The following officers were elected for the coming year:

President: Carrie Shellenberger

Vice President: Rod Schmidt

Treasurer: Yvonne Eyk

Architectural: Kathy Oliver

Landscaping: Steve Koch

Communications: Paul Eaton

Secretary: Mark McDowell

Manager's Report:

- Bob Reed noted from the final financial report for last fiscal year that \$63,285 has been placed in General Reserves, as previously agreed upon.

- Unfinished Business:
 - CoCal is doing a good job; will continue doing sprinkler heads and fence repair.
 - It is recommended that Buzz Goldman carry a separate liability policy. We will talk to our agent about getting a separate policy for Buzz and make it a part of his contract.

- New Business:
 - We are looking for someone to replace Buzz (at his request) to read water meters every other month.
 - Covenant Issues: campers, trailers, boats are not to be left in homeowner's driveways. We will put a reminder in the newsletter and post a reminder in the mail center.

- Proposal for repairs to asphalt & bids on staining mail house and signs will be available at next month's meeting.
- There are three locations where water is standing. Possible solutions were discussed, including French drains. We will continue to seek a remedy.

Communications:

We have an agreement with the Elms to water the greenbelts in the Elms 4 days and at MV Farms 3 days with no overlap.

Architectural, continued:

Pete and Lynn Michels on JCK Place have a proposal to build an outbuilding at the back of their property with a free-standing greenhouse adjacent. A motion was presented and passed that the greenhouse be an integrated part of the structure which matches the architecture of the home. The board approved an outbuilding with qualifications regarding the setback and the greenhouse.

Detached garage at 2190 Meadowlark Place: The board will visit homeowner to explore options to cover the exposed foundation.

Communications, continued:

- New Business: We have received an emergency fire system agreement from the Elms. The board members will review it before further action is taken.
- A pedestrian-only opening was proposed for the fence line between the Elms and MVF near the large cottonwood tree. The suggestion was made by Rod S. in response to the Elm's HOA's request that we remove a section of the fence to provide access to both neighborhoods for walking.
- Old Business: We will re-submit the operation agreement as originally drawn for the irrigation system/pump house to the Elms.
- A motion was presented & passed that we contact Metron and seek a bid on adding a redundant system to the pump station.
- A motion was presented & passed that Paul E, Paul H, and Rod S negotiate an agreement with the Elms whereby MV Farms splits the cost 50/50 on irrigation system equipment, including a new water filtration system. This will be conditional upon the fact that 1) the operating agreement is signed (see old business above) and 2) the money for the filtration system goes in escrow before a contract is signed.
- Rod will ask three Elms board members to attend the meeting.

General items:

- We will table the action items from the annual meeting until the next meeting.
- Mosquito spraying will be done again. Mosquito Barrier is available; call Paul Hallmark for more information.
- The motion was presented and passed to keep Bob Reed at all board meetings.

- When there are sprinkler issues, board members will call Rod S. and Rod will call Buzz G. Homeowners, please do not call Buzz G. As soon as we have information, we will post a notice in the mailhouse.
- There will be a tent liability waiver for homeowners stating that you use the community tent at your own risk. When you rent it, the association accepts no liability.
- There being no further business, the meeting was adjourned.

Respectfully submitted,

Mark McDowell, HOA secretary