

## **Meadow Vale Farm Homeowners Association Board Meeting Minutes: 3/14/05**

Meeting was called to order at 7:00 p.m. with the following board members present: Carrie Shellenberger, Yvonne Eyk, Paul Hallmark, Steve Koch, Mark McDowell, Rod Schmidt, and Bob Reed, Greenbriar Management.

Also in attendance for their section of the meeting were Miguel Guzman and Luis Estrada of CoCal Landscape, and Bob Fitzpatrick, homeowner.

The minutes of February 7 board meeting were approved.

The CoCal Landscape representatives distributed a copy of their Landscape Maintenance Audit, and three proposals for 1) new trees by the entrance sign; 2) landscaping at the entrance sign; and 3) landscaping at the postal center. The proposals were considered later in the board meeting. Meadow Vale residents have CoCal's contact phone number in the most recent association newsletter.

Bob Fitzpatrick, 2189 Meadow Vale Road, presented a proposal for trees and berms on his property. The motion was approved.

Bob Reed's manager's report:

1. The pavement project on WCR 5.5 is completed.
2. Discussion of a possible boulder to be placed at entrance.
3. Irrigation agreement is in the hands of Grant, Grant, & Goriam LLP.
4. The Elms subdivision is satisfied with having Buzz Goldman operating the irrigation system. Bob R. will execute the contract with Buzz.
5. Oligarchy Ditch Company sent MV Farms an assessment of \$50/share to pay for repairs. Board approved a motion to pay the assessment for all shares we are using.
6. Annual Meeting will be held May 7, 2005, Saturday. Financial History & Budget & Reserves Cash Flow Analysis through 2024 will be distributed at the annual meeting.

Rod Schmidt presented a proposal and analysis of a water filtration system to the board. This will be discussed in more detail at our next planning meeting, and a decision will be made regarding presenting it to both homeowner's associations.

Motion to accept the New Trees by Entrance Sign proposal was made and approved by the board.

Motion to move our next meeting to March 28, so we can plan for the Annual Meeting was made and approved. Motion to move our next regular meeting to April 18 was made and approved.

Old Business:

1. Snow removal has been satisfactory.
2. We will schedule street sweeping for the spring.
3. A nominating committee for the board seat opening in May was formed. Carrie Shellenberger will head it; Kathy Oliver and Steve Koch will also serve.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Mark McDowell, HOA secretary