

Minutes for the MVF HOA meeting June 5, 2006

Members present:

Bill Norris

Mark McDowell

Yvonne Eyk

Joan Blossom

Mike Stember

Bob Reed

Members absent:

Andy Abendschein

Judy Franco

The meeting was called to order by President Bill Norris at 7:02 p.m. at the Centennial Bank of the West conference room.

Minutes from the May 8, 2006 meeting were approved.

Treasurer's report: none.

Greenbriar Management report:

- General reserves are current and on target with the reserve plan adopted one year ago.
- Net income for the fiscal year ending May 31, 2006 is \$4,484.92.
- Outstanding balance of the Special Assessments is \$2,300. Homeowners with balances will receive a reminder that payment is due by June 30, 2006.
- The Waste Management contract was approved and notices will be sent to homeowners as to when and how they will receive containers. Projected start time is July 17.
- Two areas along WCR 5.5 where water is standing will be addressed this week.
- Bob will draft a letter to the Marriot's concerning runoff water.
- Bob will send a letter to Pete Michel's concerning his sprinkler system over irrigating the pump house road and also mail a check for road improvement once concerns are resolved.

Old Business:

Board members are still working on getting the covenants typed onto the website. Original copies would be helpful for scanning.

The cause of some dry areas of the greenbelt is from faulty wiring in three circuits. Bill and Bob are working with CoCal to detect and resolve.

Communication and performance of CoCal was discussed. All sprinkler issues will be handled through Bob. Be specific as to location of the problem and flag the area if possible. Bob will get a watering schedule of the greenbelt.

A permanent notice of meeting times and location will be posted in the mail room. An electronic copy of the Reserve Study has been e-mailed to all Board Members.

New Business:

Mike Stember was unanimously accepted as a new board member filling vacancy created by the resignation of Paul Eaton. His term expires May 2008.

Bill reported on recent and pending changes to the pump system:

The System Discharge Pressure Transducer was replaced at a cost of \$363 which was split with the Elms.

Metron will be replacing the water depth sensor with a newer more reliable sensor and add a solenoid to the cooling system at a cost of \$962 to be split with the Elms.

The manuals for the pump house systems are not translated or printed correctly.

Metron adjusted the startup sequence of the pumps for a more efficient operation.

Metron adjusted the FLOW meter.

It was suggested but overruled to re-wire the old pump house motor as a spare backup because it was not deemed cost efficient.

A BIG "Thank you" goes out to Greg and Essie Muns who contributed gravel, Rich James who moved the gravel and all the community members who spread the gravel in two islands and the main entrance. It looks great and cost MVF HOA very little!

Yvonne reported on Architectural change proposals:

Keith and Salley Meier- replacement of driveway cement did not require approval. The board approved the pouring of a cement pad on the back of the

house.

Mark and Wendy Quintana- approved addition of a deck to the back of their house.

John and Sue Stippich- approved the addition of an open porch on the back of their home with window additions to be approved at a later date.

The “No Construction Traffic” sign at the east entrance will be picked up and stored by Mark McDowell.

The Pump House was approved for painting.

Greenbriar Management Co. will prepare the MVF HOA year end taxes.

Discussion was held about noxious weed control. Bind weed and Canadian Thistle are among Weld County’s targeted noxious weeds to be controlled by property owners. This is according to county code and land owners are required to control these weeds, otherwise there can be consequences. Bob will include information about weed control of these specimens in the next billing cycle mailing.

The fence by the mail center is broken again and may need a fabricated post to accommodate the corner.

The meeting was adjourned at 8:30 p.m. The next meeting will be July 10, 2006

Respectfully submitted,

Joan Blossom, acting secretary