

Minutes for the MVFHOA meeting 10 July 2006

Present were:

Bill Norris, Judy Franco, Joan Blossom, Bob Reed, Yonne Eyk, Pete Michels, and Andy Abendschein

Absent was Mark Mc.Dowell

Minutes from last meeting were accepted.

CoCal (The lawn care guys) report

Luis and Miguel from CoCal came to talk about the status of sprinkler repairs.

At this point everything should be fixed and running. The main problems this season have been due to wiring (they have encountered about ½ dozen), which have now been repaired. Apparently the common wire was broken which caused whole circuits to not function. Since it is very difficult to find where the breaks are, CoCal simply ran new wires rather than finding where the wires are broken. Since no conduit was initially used for the sprinkler wiring, the new wires were trenched in to replace the original ones.

CoCal is creating a color-coded map to illustrate the watering zones are. Bill is interested in having the sequences of zone operation identified as well. With such a map it would be easy to determine which sprinklers should be on at what specific times. CoCal said that it may be possible to distribute the map in electronic form as well as on paper, in which case it could be posted on the HOA web site.

The clocks have now been set to run on a sequence which would make it easier to find sprinkler problems. Each zone runs for about 50 minutes, 4 times per week.

The watering schedule for greenbelts and islands starts at midnight (11:59 pm) on Sunday, Tuesday, Wednesday, and Friday while we have free river water available. When we start using our storage allocation, we may eliminate one day of watering (to three times per week) to conserve water.

The grass in the islands and around the mail house are mowed to a height of 3 inches every week on Friday since they are planted in bluegrass. Greenbelts are planted in native grass are to mowed to a height of 5" every three weeks. One third of the greenbelts are to be mowed each Thursday.

There have been a number of problems with the water supply over the course of the summer including tripped breakers, power shutdowns by United Power, wire breakages, etc. that cumulatively have caused many issues with the watering system. Often times the system goes down but nobody knows about it for some time. Then the system has to be restarted and a lot of watering cycles end up being skipped, resulting in the brown appearance that all have noticed. A lengthy discussion ensued about the ability to buy or devise a method to provide notification of failures of the pumping system. Possibilities include detection through power or pressure loss, transmitted wirelessly to phone, internet, or ??? Neighborhood volunteers may be solicited to help address this issue.

There was some discussion about the appearance of the Elms greenbelt versus that of Meadow Vale. It turns out that the Elms waters their greenbelts every day, and mow each week. They also have planted a different grass and spend a lot more money on chemicals and mowing. It was observed that there are many more property owners at the Elms, so it is easier for each homeowner to bear the extra cost of common area watering and maintenance.

Water leaks

We had two water leaks on the west side of 51/2, one was a drain that got plugged with tree roots. That has been corrected. A pressure line leak behind the MVF entrance sign has also been repaired. A third leak appeared by the pond, which drained into the community french drain. Irrigation water from the farm to the west also drains into the community french drain which empties out along CR 5 ½.

Weed control

There was some discussion about noxious weed control to conform with county requirements. Both bindweed and Thistle are considered by the county to be noxious weeds, and it is the responsibility of homeowners to control these weeds.

Outlaw is a broad leaf weedkiller that seems to be effective against bindweed and Canadian Thistle. The Colorado Extension Agency has found that some mites (small insects) are effective for the control of bindweed. Landowners can purchase these mites from the agency.

CoCal is contractually obligated to spray weeds in the greenbelts twice/yearly and will be asked to attack the bindweed and thistle.

Treasurers Report:

There was some discussion the need to pay a tax return. The association is paying \$37.00 to the state, and \$241.00 to the federal government on income of \$1350 from interest on the association's saving accounts.

In reviewing the budget, the only significant financial issue that stands out is the cost of sprinkler repair for this year. The budgeted amount is ~\$800, while the actual cost is ~\$3000, and there is likely to be a bit more.

We have a CD that is maturing this week. It will be rolled over for another year term at a current, competitive interest rate.

Architectural committee

Tom & Lori Bogan at 2168 Meadowlark Place have been approved for a swing set, which has been installed.

The Hills at 2090 Blue Mountain Rd. want to repaint their house from gray to a “sage green” color with a lighter, tan trim. They were approved to do so.

Rob and Deb Fitzpatrick at 2189 MVR want to build a crushed-gravel driveway for their RV garage entrance and exit. They were approved to build this driveway.

Welcoming committee

We have new neighbors in the white two story next to the entrance of the neighborhood. The welcoming committee has been unable to contact the new residents.

Robert and Candice McCarthy from California have moved into 1897 Blue Mtn. They have 2 young girls Coreen and Cayla.

Please say hi to our new neighbors!

Pumphouse update

Metron has replaced a water depth sensor with a newer, more reliable sensor and added a solenoid to the cooling system at a cost of $962.00/2 = 481.00$. This cost will be shared equally with The Elms.

Metron has adjusted the flow meter, but we may still have inaccurate readings.

Homeowner issues

A couple of home owners have been dumping landscape waste in the greenbelt. Another has been allowing the outlet from a self-cleaning irrigation filter onto the gravel path in the greenbelt. This is causing erosion of the path. Letters have been drafted to make sure that these homeowners aware of these issues.

Miscellaneous items

It has been decided to post a schedule of the HOA meetings in the mailhouse. Meetings are held monthly on every second Monday, exclusive of clashes with holidays or extraordinary circumstances.

The pump house trim needs to be painted. It will be taken care of.

An electronic copy of the reserve study will be posted on the community website.

New issues

Pete Michels Was told that he has a sprinkler that is spraying out on the path by the pumphouse that needs to be fixed (the road to the pumphouse has become rutted due to too much water on the road). It was also noted that the greenbelt sprinklers near the pumphouse have historically been responsible for much of the water in the area. Pete has graciously offered to fix any sprinklers that may be problematic, but he is not sure that his sprinkler system is responsible. Bill said that he would go to Pete's house and work with him to identify any problems.

A discussion was had about how to "ensure ALL homeowners conform to the covenants." It was decided that the board will periodically survey the neighborhood for egregious covenant violations. Violations of the covenants are of concern to the whole community as non-compliance can have a detrimental impact on property values.

At some point we may need to consider water rationing restrictions. River run is almost certain to end early and may impact storage water allocations. We need a plan in place now as we are consuming up to 2 million gallons a day of water! Please note that water and mowing guidelines have been posted at <http://www.mvfhoa.org>. If precipitation does not improve, next summer could be disastrous (even with recent rains).

A little summary:

Water pumped between system startup on 24 April and 30 June 2006: 86,369,017 gal
 Elms consumption: 34,574,420 gal
 MVF consumption: 51,794,597 gal (~60% of the total pumped water)

MVF has 6.6 shares of water, and The Elms has 6.67 shares of water, for a total of 13.27 shares of water. Each share represents 30 acre-feet of water, while an acre-foot is equal to 325,851 gallons yielding a total of 129,691,957 gallons storage of water. The table below shows when we will run out of water if we begin using our storage water on 15 July:

<i>Usage rate (gal/day)</i>	<i>Days of water available</i>	<i>out of water on</i>
1,317,330 average during apr, may, jun	98.5	21 Oct
1,500,000	86.5	9 Oct
2,000,000 max during apr, may, jun	64.8	17 Sept

Misc:

We may want to install an end-pipe flange on a pipe along the west-side of the neighborhood to prevent debris from clogging up the pipe intended to divert irrigation and storm drainage around houses in the neighborhood. Bob Reed will contact Buzz to see if he is available and has the equipment needed to do this work.

A number of pump outages have occurred due to power shut-down from United Power (power load management?), a broken line near the pumphouse (due to some work by CoCal while installing new sprinkler parts), and a circuit breaker trip (weak breaker?).

Metron has submitted a proposal to replace a circuit breaker at a cost of \$1052. This cost would be split with The Elms. Metron is pursuing additional methods of validating the need for a new circuit breaker.

Copper sulphate was added to the sump well to reduce the accumulation of algae in the lines.

Mosquitoes have been a real problem in the pumphouse. A short-term solution has been to burn citronella candles in the pump house. We may want to add mosquito screening to the coarse screen already installed in the pumphouse.

Respectfully submitted,

Andy Abendschein

Secretary