

## Minutes for the MVF CA meeting 11 December 2006

Present were:

Bill Norris, Joan Blossom, Bob Reed, Yvonne Eyk and Mike Stember

Absent were Mark Mc Dowell and Andy Abendschein

Minutes from last meeting were read and approved as written.

### **Property Manager's report:**

Bob reported that the irrigation controller from the pump house had been removed & taken in for repairs. All other items are included elsewhere in the agenda.

### **Treasurer's report:**

Bob provided copies of the November financial reports. Income from the annual irrigation charge is coming in. The expenses follow the budget closely. There was nothing unusual to discuss.

### **Architectural Committee:**

Board members were reminded there is a process in place for architectural change approval. Some homeowners or their agents may approach the property manager or board members directly for pre-approval of projects. All inquiries should be sent through the architectural committee with the appropriate drawings and paperwork for submittal to the full board.

### **Welcoming Committee:**

Nothing to report.

### **Irrigation:**

Work on sump well has been deferred to spring. Over one foot of silt has accumulated there and must be cleaned out before it impacts the pumps.

Timer from pump house is out for repair.

United Power contacted us about the power taps we have been using for the three timers remote from the pump house. They have tapped power from the lines for the street lights. United Power discovered this when trying to repair one of the street lights in the subdivision and blame the problem on this power tap. This tap has been in place about ten years.

United Power wants us to do a proper power tap with a meter. This is will be expensive. The developer was contacted and stated that United Power (or their predecessor) told him this was an acceptable way to get power for this low power device. United Power says they no longer allow that. We need documentation to see what was acceptable ten years ago and whether they will grandfather this one. Bill will work with Floyd on this.

The only other alternative that was discussed is to run power for the timers from nearby homes. Sprinkler timers are very low power and an allowance could be made through a reduction in that homeowner's HOA fee. This would still require running new wire across landscaped areas to the clocks. This will be investigated if the current power sources must be abandoned.

### **Old/Unfinished Business**

#### **Irrigation Water**

An irrigation water conservation plan has been put into place with the Elms. It will be implemented immediately when we change over from river run water to storage water. This consists of cutting back watering to the common areas. This also includes signing up for supplemental water with St. Vrain and Left Hand Water Conservancy District as we received clear information that conserving water during the 'river run' time will have no affect on how long our shares last once we get on storage water. Supplemental water is available on a 1<sup>st</sup> come 1<sup>st</sup> served basis and application must be made on January 2. This is low cost insurance to protect everyone's investment in their yards.

Contracting for a paid water manager was discussed and the need is clear. The system is large and complex. The irrigation manager spent a huge amount of time for a volunteer position. This is an unfair and unreasonable imposition. Board members will come up with labor division plans before the next meeting so we can write a job description. We may need a specific person or need to contract with a company capable of a higher level of service than Cocal.

#### **Domestic Water**

Left Hand Water district has a new pricing plan which penalizes any house which uses more than 8000 gallons per month. There are about 15% of the homes which exceed this usage, some by six times. As we are on a master meter this excess usage is masked by averaging with those homes that use significantly less.

A motion was passed stating:

In any month that water usage causes Left Hand Water to charge the HOA at the penalty rate, those homeowners who use more than 8000 gal/month will be charged at the higher rate. It is understood this may cause some home's water bills to nearly double but spreading the cost from those who use six times the allotment to people who use half the allotment is unfair.

### **New Business**

Judy Franco is leaving. Need replacement as board member for Judy. Gayle Powers and Heath Hill have both been nominated and agree to serve. Motion passed.

Heath Hill was appointed to fill in Judy's spot through May 09.

Reminder: Our official and legal name is the Meadow Vale Farms Community Association.

A pair of covenant violation letter were sent out and the violations have been corrected.

Discussion on trash in the mail room. It was suggested a trash can be installed there. Unfortunately, in the past some trash fires were deliberately set in the can. Someone would need to empty the trash frequently. A few home owners just throw their junk mail on the floor. It isn't very far from the mail house to anyone's home. Yogurt and drink containers are left in the mail house. We do not have a professional service to clean the room; it is on a volunteer basis. People should be encouraged to follow the backpacker's credo of 'Leave no trace.'

--End of minutes--