

Meadow Vale Homeowners Association Board Meeting Minutes, March 13, 2006

The Meadow Vale Homeowners Association Board met March 13, 2006 at 7:00PM at Centennial Bank of the West. In attendance were Carrie S., Yvonne E., Kathy O. Steve K. and Bill N. Board members as well as Bob Reed, Property Manager. President Carrie opened the meeting. The minutes were approved as posted. Total Assets are \$86,320.17; Total Liabilities are \$41,434.00; Total Equity is \$44,886.17.

Unfinished Business:

The nominating committee of Yvonne and Bill is in the process of seeking candidates for the board. The installation of the new pump and filter should be this week, weather permitting. A flush valve from which the main sprinkler lines can be done with high velocity will be installed near the lower pond. This will be done when the water first comes in and it will be necessary that all household lines remain closed until the flush is complete. At present, only this one flush valve will be installed. A date has not yet been set for the ELMS Meadow Vale garage sale.

Property Managers Report:

Bob reported that arrangements have been made to use the firehouse at 9th and Pace for the **annual meeting on May 6, 2006 at 1 PM**. CoCal's contract for the next two years has been signed at an annual cost of \$18,444.00. Superior Asphalt is proceeding with crack sealing our roads for \$2376. Buzz will be working with Excavations Unlimited to dig out the upper pond. The insurance agent confirms that Buzz has purchased the general liability policy for which we paid him \$875, Per contract, we'll be paying Buzz monthly retainer beginning in May. Half the cost of Buzz's insurance and digging out the pond will be charged to the ELMS. The ELMS has paid their \$22,791 contribution to the new pump and filter.

Our trash removal contract expires 9/1/06. Since the vote to include recycling with trash pick up was only narrowly in favor of recycling we will revisit the topic at the annual meeting.

New Business:

Bob Reed presented considerable research with regard to the knowledge we need to prepare the annual budget. The budget will be presented at the annual meeting. After much study of road maintenance and reviewing our Reserves Cash Flow Analysis the board was unanimous with regard to doing full chip seal in 2007. Bill Norris has prepared a new phone list to be available at the next billing and the annual meeting. The process for billing the charge for the delivery of irrigation water was discussed.

A Neighborhood Clean Up Day sign up sheet will be available at the annual meeting. Following the cleanup will be a hamburger fry.

Committees:

A house on the corner of JCK and Meadow Vale Rd has new owners. Carrie is endeavoring to make contact.

Bill Norris requested permission to replace faulty material on his deck. Permission was granted.

There being no further business, the meeting was adjourned.

Kathy Oliver (for Mark McDowell)