

Minutes for the MVFHOA meeting 13 November 2006

Present were:

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

Absent were:

Judy Franco, Mark Mc Dowell

Minutes from last meeting were read and approved as written.

Property Manager's report:

The November HOA fee and water billing was sent out over the weekend. It included a newsletter that explained the amount of the annual irrigation charge, the new billing system for domestic water, a thank you to those who helped organize the Fall Festival, a community directory, a discussion of our snow removal contract, some Covenant reminders (particularly about parking RVs and trailers), and a list of things people can do to keep their homes safe during the winter.

Roadbase material for the pumphouse road has been delivered and spread at a total cost of \$850. This is about half the cost of the original bid.

Treasurer's Report:

Nothing new to report financially.

Judy Franco has sold her house and will be moving. She has therefore resigned from her position on the board. Mike Stember has accepted the role of treasurer.

Architectural Committee:

Nothing to report this month.

Welcoming Committee:

Nothing to report this month.

Irrigation:

Metron winterized our pumps on 12 Oct.

The pressure relief valve has serious corrosion on it and has been taken to Metron's shop for repair. It was also determined that a cooler valve has a weak flapper and is being repaired.

The sump well has over 1' of silt in the bottom. Buzz is working on getting it cleaned out.

The malfunctioning timer in the pumphouse is going to be removed, examined and either repaired or replaced. CPS will take a look at it.

Old/Unfinished Business

The pumphouse trim has been repainted in October.

New Business

Long term solutions for water...

The board passed a motion that if the current set of assumptions regarding water usage are correct, Bill has been authorized to sign up for provisional acre-feet of water which may (or may not) be available at the end of the watering season.

There was some discussion regarding whether or not we should hire someone to manage the pumphouse and water supply system upstream of the pumphouse. This discussion was deferred for now