

## Minutes for the MVFHOA meeting 14 August 2006

Present were:

Bill Norris, Judy Franco, Joan Blossom, Bob Reed, Yvonne Eyk, Mike Stember, Mark Mc Dowell, and Andy Abendschein

Minutes from last meeting were read and approved as written.

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

It was noted that the Sprinkler Parts/Repairs line item was significantly higher [\$5,131] than budget [\$850] for the month of July. This puts us about \$7400 over budget for the year for this line item. The parts included a number of new sprinkler heads (it was noted that some heads probably haven't been working for over two years).

The general thinking is that we have finally gotten the bugs ironed out of the sprinkler system and that things should be more reasonable from a cost perspective from here on out. There have been a number of comments from homeowners that the greenbelts are finally looking much better after looking terrible for a while.

A couple of letters went out to some homeowners regarding covenant compliance issues. Homeowners have been typically been very prompt and gracious in responding to such letters.

### **Treasurer's Report:**

The amount we are over budget for the year is primarily due to the above mentioned sprinkler issues.

We have rolled over a savings CD and had a couple of board members added to the signature card at the bank.

### **Architectural Committee:**

The Schmidt's want to change the trim color on their house. The change has been approved.

### **Welcoming Committee:**

Kevin & Kelly Glynn have moved into the Robertson's house. They have twins (7) and a 5 year old.

Marcia and Bruce Fredrickson have moved into 1993 Meadow Vale Rd.

Chuck and Kathryn Nelson have moved into 1962 Meadow Vale Rd.

### **Old/Unfinished Business**

\* Status of lower flush valve (near lower pond)

CoCal has not revisited this project yet. The issue is that an existing, buried pipe has been used for the project with the initial assumption that a valve which had been closed could simply be opened to flush the irrigation lines. Unfortunately, the pipe must be capped off somewhere else along its length. At this point It appears that the matter requires a bit of investigation to find where where the problem might be. CoCal may be hesitant to dig it out due to the fact that a number of communications lines are buried in the vicinity.

\* Status of adding Covenants to the MVFHOA.ORG.

Most of the documents have already been posted to the web. The Articles of Incorporation, Architectural Standards and Review Procedures, and Operational and Procedural Policies still need to be posted.

\* Status of Pump House re-painting

It was decided to let some of the neighborhood kids (mine) do this work for a reasonable fee.

\* The Manuals for the pump house systems are not translated/printed correctly.

This is an ongoing issue. A discussion ensued about monitoring the pump house remotely so that one doesn't have to trek to the pump house to see if it is running or not. We may be able to monitor the pump house via the Internet.

\* Control of Irrigation waste water and flooding from the farm to the west of MVF.

We talked about installing a pipe flange to minimize the plugging and subsequent overflow of the irrigation ditch which results in subsequent flooding in our development. Since the irrigation season is just about over, it was decided not to do anything about this problem in the short term. We will monitor the situation and deal with it manually if necessary.

Metron submitted proposal to replace circuit breaker.

This has been done at a cost of \$1052, which has been split with The Elms. We have ceased to have any circuit breaker trips since this work has been done.

United Power has tested the pumphouse transformer voltage and amperage. They did not find anything unusual. They have placed a monitor on the transformer during the week of 7/30 to log data for 1 week. We haven't heard from them since.

\* Bill will look into the status of spraying for mosquitoes in the greenbelts. If it was done, and who has the spray that the HOA purchased.

### **New Business**

\* Water:

We have advised CoCal to reduce greenbelt watering from 4 days per week to 3 days per week. The timer did not reflect this change. CoCal manually turns on circuits which shuts down scheduled watering. Greenbelt irrigation will remain at three days a week. The time budget will be set to the level required to maintain appearance.

There is a general acknowledgment that the clocks are very confusing to set. It turns out that landscaping personnel who are adept at programming these systems are in high demand. This results in a high rate of turnover that the landscape companies have to manage. The result is that CoCal has had some new people who are learning how to program the system.

There seems to be a general consensus that the greenbelts now look really good.

CoCal has prepared a nice map of the sprinkler zones and given it to the HOA.

The timers have been rewired so the zones operate in sequence.

CoCal is mowing every other week rather than every third week. They are not charging us for this.

The supply pond appears to be getting drawn down on weekends. That is, the pond is unable to fill at a rate to meet the watering demand. Buzz would like to see us spread out the watering so that the supply pond can keep up. We will talk with The Elms to alternate our usage patterns to spread out the demand on the pond.

The ditch rider told us our river run may last until this weekend (that was after Sunday night's rainstorm).

\* A discussion ensued about the tent that we use for the fall festival.

Disadvantages of tent ownership by the HOA:

Setting it up – it takes a number of people to set it up

Storage – we need somewhere to put it

Advantages:

It is paid for – it costs \$400-\$500 per use to rent a tent

The tent is currently being stored in Bill's garage. He will keep it until the Fall Festival.

We will then decide what to do with it.

The Fall Festival is set for 30 September 12:30-4:00. A motion was made and accepted to budget \$600 for the Fall Festival.

**Late breaking news:**

I was informed a couple hours ago that we are OFF River Run and ON storage, as of today (15 Aug).

The really bad news is we are receiving water at a rate less than we were receiving last week when we ran the pond nearly dry. The ditch rider projects that we have about a three week supply of water left, at this reduced rate. If correct, that will end our water on or about 9/5/06. This is contrary to everything I understand/understood about the water. I am trying to learn more and find out what other options may be available to us.

Obviously, we need to do some severe belt tightening to conserve what we have left.

If anyone has any ideas please share!!!!