

MEADOW VALE FARM HOA

c/o GREENBRIAR MANAGEMENT CO.

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LONGMONT, CO. 80502

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MINUTES OF THE ANNUAL MEETING

May 5, 2007

The meeting was called to order at 1:00 p.m. Directors in attendance were Bill Norris, Mike Stember, Joan Blossom. Andy Abendschein, Mark McDowell, Yvonne Eyk, and Heath Hill. Also attending were Bob and Karyn Reed, Greenbriar Management Co.

A quorum was established with 20 households represented and five proxies. The board of directors all introduces themselves, followed by all in attendance. It was moved, seconded and agreed to dispense with the reading of the 2006 annual meeting minutes.

President Bill Norris reviewed the past year, noting that the Fall Festival was very successful with door prizes awarded, and volunteers did luminaries at the Christmas season. He announced that Kathy Oliver is moving 2 ½ shares of water to the HOA (thank you, Olivers!), that the HOA has rented 1.1 shares of water from an outside source, and the 60 acre feet of supplemental water will be rented for this year's irrigation. Power for the irrigation clocks is be rearranged and should be completed soon. Recycling services are now available through the trash service, and many neighbors are participating. It was announced that the community tent is residing at the Norris home and is available to all residents for a \$150 fee.

There was no unfinished business.

A Plaque of Appreciation was presented to Floyd and Kathy Oliver for their development of such a unique neighborhood with large lots, irrigation water, the mail house/shelter, fall festival and other community events. The plaque will reside in the glass case at the mail house.

The financial report for the community was given by treasurer Mike Stember. He spoke to the establishment of the reserve fund for future repairs/replacements of the common elements. Also discussed were the budget items for the new fiscal year; Mike and Bob Reed fielded several questions regarding trash costs, irrigation expenses, and taxes. It was moved, seconded, and agreed to approve the new budget.

Several directors have completed their terms on the board and are leaving. A big thank you to Yvonne Eyk and Mark McDowell for their years of service. Kathy Nelson, 1962 Meadow Vale Road, and Greg Dyer, 2250 Meadow Vale Road volunteered to serve on the board. It was moved, seconded and approved unanimously to elect Kathy and Greg to the Board of Directors.

Pat McDowell reported on the Neighborhood Watch program. Carrie Shellenberger has agreed to be the new chairperson. Watch captains will be Susan Harbuz, Pat McDowell, Carrie Shellenberger, and Laura Snedecker. They have established a telephone tree through the watch captains who will then contact neighbors when necessary.

Items of interest discussed were island maintenance and upkeep and the walking path. It was mentioned that several trees are looking poorly and might need some care. Joan Blossom announced a “dump day” featuring a large roll-off dumpster for a weekend of neighborhood cleanup which she and Mike are sponsoring; thanks to the Blossoms! Andy Abendschein and Mike Stember agreed to help with the pump house/irrigation issues, and will post information on the website to keep owners apprised of any issues.

The meeting was adjourned at 2:20 p.m.