

Minutes for the MVFCA meeting 8 October 2007

Present were

Bill Norris, Joan Blossom, Mike Stember, Kathy Nelson, Greg Dyer, and Bob Reed.

Absent was Andy Abendschein and Heath Hill

The September 10, 2007 meeting minutes were approved

Property Manager's report

Asphalt repair is complete. The project went fairly smoothly and cooperation among the community was good. Follow up by the contractor was great and some areas required re-application.

CoCal installed rock on the east end of the drain pipe under the road by the mail center for erosion and weed control. The drain seems to be working well. The west side will have erosion control completed.

Work at 2154 Meadow Vale Road (Wagner) is near completion. Ward's Landscape is to complete repair work on greenbelt using crested wheat for grass replacement.

Ground Force Landscapes completed installation of crusher fines on the walking path. They have one small spot left along WCR 5.5 where the landscaper is working on repairs for the Wagners. The \$10,350 expense for the work will be paid in October.

Blow out of the irrigation system is scheduled for October 17-20. The common area will be completed first on October 17th and 18th, then the air compressors will be available through the weekend for residents.

Sprinkler repairs are over budget, but this seems to be the trend.

Treasurer report

None

Architecture/Landscape Committee

The Kemp's at 1842 Meadow Vale Road requested approval for fencing. Request was approved.

Welcoming Committee

None

Public relations Committee

Nothing to report

Irrigation

Andy and Mike have finished data analysis. We have a better understanding of how the system works. The big discovery is the peak usage is about 5 to 6 AM and all pumps are running at 100% capacity. We will make changes to the monitoring system for next year so it will capture data locally in case the Wi-fi link or web-site go down. This way the data will not be lost.

Second timer in Pump House was replaced.

Old/Unfinished Business

Asphalt repair Contractor expressed appreciation that residents were so cooperative with street closures and work in progress. Not too many problems despite delays.

New Business

Rules governing motorized access to common areas were reviewed reviewed. It was confirmed that motorized vehicles are not allowed on the greenbelts.

Comcast subcontractor (STC) is installing upgraded cables in MVF.

Mike Stember will be checking with Karyn Reed about having access as the Treasurer to review status of bank accounts on line.

A Utility Map for MVF was received from KBM Engineering and will be posted to the Website.

On September 18 we began using the supplemental/rented water. Irrigation water will most likely be available until October 12.

Meeting was adjourned at 8:00 pm.

Recorded: Joan Blossom
Acting Secretary