

Minutes for the MVFHOA meeting 9 July 2007

Present were:

Bill Norris, Joan Blossom, Bob Reed, Mike Stember, Greg Dyer, and Andy Abendschein

Absent was Heath Hill, Kathy Nelson

Minutes from last meeting were approved as written.

Property Manager's report:

This is the first month of the fiscal year. There was nothing extraordinary to report regarding financials.

CoCal has repaired some difficulties that we had with the irrigation system and tells us that all zones are now operational. Some of the dry areas have improved but the hot weather has slowed recovery.

CoCal has suggested that we apply a general insecticide to shrubs and trees on the common areas. Cost would be \$608.65.

Treasurer's Report:

Nothing of significance to report this month.

Architectural Committee:

1868 Meadow Vale Road (Schiferl) wants to move a storage shed onto their property. Provisional approval was granted pending the receipt of a drawing and an acknowledgment that the neighbors have been consulted.

A number of homeowners have commented on damage to the greenbelt due to construction at 2154 Meadow Vale Road. The property owners have agreed that any damage to the greenbelt will be mitigated by them when their work is done.

2168 Meadowlark Pl. (Bogan) withdrew Front Yard Landscaping request prior to meeting.

Welcoming Committee:

Nothing to report.

Irrigation committee:

- The remote monitoring system has now been installed in the pumphouse. It appears to be working just fine. As we learn more about what the data is telling us, we will be able to make better use of the data that is being read.
- The Elms and MVF are scheduling some common area watering each day to reduce the pump burden of trying to do all common area watering every other day.
- Two new sprinklers installed north of the pumphouse.
- Two timers are blinking 'FUSE'

- Pump #2 had a broken split collar – this has been replaced
- Pumps shutdown due to earth fault. VFD down 6+ hours – this has been fixed
- Pumps shutdown due to low discharge pressure twice. Is this is likely to be a recurring problem? What to do about it?
- During hot weather, pumps are frequently running daily averages of over 80% of capacity. This could be disastrous in the event of a single motor or pump failure. The pumphouse has space for one more pump, which would help mitigate the risk of a single pump failure. If a pump does fail, water restrictions would certainly be required. It is estimated that it would cost somewhere in the neighborhood of \$18,000 to add another pump to the pumphouse.
- Swivel clips have been placed on irrigation timer breaker boxes to prevent the wind blowing the covers off.
- There is a need for locks or pins on irrigation timer breaker boxes so that the wind doesn't open their covers.
- An irrigation flooding problem has developed in the common area north and east of the pond. This happens when the farmer to the north and west of Meadow Vale Farm irrigates his field.

Old/Unfinished Business

- All three 'No Soliciting' and 'No Handbills' signs were mounted on 28 June 2007
- Street repair and cost estimates were discussed. It was decided to proceed with the MasterSeal application for the entire neighborhood. MasterSeal is a rubberized coating that is mixed with sand and has a 5-6 year life span. It is more expensive than a simple seal coat, but less expensive than a full-on chip seal by about half.
- Standing water at MVF entrance at Blue Mountain & Meadow Vale Roads: A drainage pipe will be laid under the asphalt to drain water into the ditches along the entryway.
- Path rejuvenation: A sample of bottom ash was examined, but it was not consistent with expectations. This issue has been tabled for now pending further exploration.
- Weed control needs to be done west of JCK Place and other fence lines. This will be attended to.

New Business

I. At the June meeting Denny Farnsworth suggested the following:

a. Publish annual meeting minutes.

- It has been decided that minutes from the previous year's annual meeting will be included with the current year's annual meeting announcement.

b. Homeowners should approve the proposed budget at the annual meeting.

- It was decided that the current guidance as described by the association's bylaws and Colorado law is sufficient to address this issue.

c. The annual homeowners meeting should have an opportunity to present new business.

- It was agreed that this should be an explicit line item on the agenda of the annual meeting.

d. Notify homeowners of the poor appearance of their yards by means such as pre-printed postcards, even though this may be unenforceable. Some discussion ensued about more 'positive' ways that we could encourage residents to take steps to make their landscaping more attractive. These might include comments on the website, visits by county extension agent, etc.

e. Consider adding park style benches at key locations in the subdivision. There are concerns about the mobility of these benches. Should they be anchored in concrete?
- It was generally agreed that this is a good idea. The board will research various styles of benches and make recommendations that homeowners can choose from, should they desire to help purchase a bench.

II. Construction equipment behind 2154 Meadow Vale Road (Wagner), during pool excavation. Creates a bad appearance of the community when entering from WCR 51/2.

III. Neighborhood complaints about damage behind 2154 MVR.

IV. Planning for Fall Festival – we need to find a chairperson. A notice will be placed in the mail center soliciting volunteer(s).

V. Community problems such as speeding on streets and loose dogs.
- Are these good items for the billing newsletter?

VI. Should we add tent availability information on the website?
- We should add tent usage guidelines on the website.

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VII. CoCal has proposed to spray the neighborhood for aphids and red spider mites. There is also Thrip activity on some plant varieties. The IPS engraver Beetle is also a threat to pines and spruce.
- It was decided to proceed with this proposal which will cost about \$600.