

## Minutes for the MVFHOA meeting 11 June 2007

Present were:

Bill Norris, Joan Blossom, Bob Reed, Mike Stember, Denny Farnsworth, Gene Bragalone, Kathy Nelson, Greg Dyer, and Andy Abendschein

Absent was Heath Hill

Minutes from last meeting were read and approved as written.

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

The final, year-end financials were presented for year 2006.

Bob mentioned that our IRS tax return is due for the HOA taxes. The board gave him direction to proceed with preparation of said return.

A light fixture was replaced on the mailhouse. It has been troublesome for some time.

A couple of asphalt companies were contacted for bids to do asphalt patching/sealing and/or chip sealing. The two bids for patching and crack sealing are fairly close to each other at about \$7000. At this point in time we also have a single bid for chip sealing of \$82,000. We are waiting for other bids.

Bob will also be accepting bids for updating the trails. A number of the paths need work where the gravel has been pressed into the underlying dirt. Bob will investigate the efficacy of using "Bottom Fly" available with McDonald.

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

Nothing of significance to report this month.

### **Architectural Committee:**

1957 Meadow Vale Rd.

The Bragalones (prospective homeowners) would like to construct a fence to corral in a couple of miniature horses. The corral would be built of the same rail fencing as that used throughout the rest of the neighborhood. They would like to keep a 'mini-greenbelt' around the inner perimeter of their property, preserving the existing landscaping.

This would also involve the construction of a temporary corral for the horses before the final fencing is installed.

This request was approved.

2197 Meadowlark Place (Smith) would like to construct a privacy fence that borders a portion of the road along their property line.

This request was denied with a number of comments made to the homeowner.

2173 Meadowlark Place (Haflich) would like to update their house with new paint colors. This request was approved.

2186 Meadow Vale Rd (Glynn) proposes to erect a detached garage, but need some variances with regard to property line setbacks. This request was approved with a couple of stipulations.

**Welcoming Committee:**

Nothing to report.

**Irrigation committee:**

- The pumphouse monitoring project has been making some recent progress with the addition of a shelf for the monitoring computer installed in the pumphouse, and the acquisition of a directional WiFi antenna for gaining Internet access. At this point we only need to do some 'cable dressing' and setup access to a new web hosting service.
- All irrigation committee members now have keys to the pumphouse.
- The procedure for shutting down The Elms, the area north of Blue Mountain Road, or all of Meadow Vale Farm has been distributed to irrigation committee members.
- Buzz has suggested that we change the greenbelt watering schedule. That is, rather than running the all five sprinkler clocks 3 times a week, we should water portions of the neighborhood every day. The idea is to distribute the watering demand across more days during the week to reduce pump loading.

**Old/Unfinished Business**

\* United Power is now satisfied that our wiring is up to date. They are now working through an issue regarding getting a final inspection on the wiring.

\* No Soliciting and No Handbills signs are still in the works.

**New Business**

\* It was decided to go ahead and have asphalt patching and crack sealing work done.

\* Standing water sometimes collects at MVF entrance: Blue Mountain and Meadow Vale Roads. It was decided to examine the problem and see what kind of drainage could be arranged.

\* Is CoCal responsible for taking care of the common areas adjacent to side yards? After a review of Definitions Section 9 (Page 2 and Article 4 Section 2 Page 6), the board reaffirms that CoCal will maintain common areas. It is the property owner's responsibility to maintain their own property, including easements and right-of-ways.

\* We are now on an 'irrigation rate' with United Power. This is a much lower rate than a 'Demand Side' service rate.

\* Some weed control needs to be undertaken west of JCK Place.

\* Denny Farnsworth attended the meeting with a list of things to consider:

1. Minutes of annual meeting should be made available. Specifically, the minutes of the previous year's annual meeting should be mailed to homeowners along with the announcement of the current year's annual meeting.
2. Denny suggests that homeowners should be given the opportunity to vote (and accept) the annual budget, rather than simply being presented with the budget as proposed by the board.
3. Homeowners should be given the opportunity to voice any concerns or comments that they may have at the annual meeting.
4. A discussion point was that a number of yards are not well kept. Could we send a pre-printed postcard to homeowners who don't pay significant enough attention to their yards?
5. Has the condition of the evergreens in the greenbelt been addressed? Some are looking rather ill. (A number of the trees have a fungus which does not harm the trees, but it does make them look like they are in distress)
6. Would it be possible to provide a number of benches at various locations in the greenbelt for people to rest and visit? A number of them are available at a cost of approximately \$200. It is suggested that homeowners could donate these benches. Of course, there would be some upkeep associated with these benches. It was suggested that if the board designated a "standard" bench, there might be several homeowners who would be willing to donate a bench for installation at their preferred location. Ideas included establishing a sitting area at some ponds and at path intersections.

\* A question has arisen regarding Meadow Vale Farm residents use of the water, wetlands, and paths east of Weld County Road 5 1/2.

Access to the western most pond (immediately east of The Cove) is denied. That pond is owned, maintained and insured by The Cove. They choose to preserve this pond as a benefit of ownership in the Cove. Liability insurance for those not residents of The Cove comes into play as well.

The eastern most of the two ponds is deeded to the State of Colorado through a conservation agreement whereby Kathy Oliver retains ownership until the time of her death. In the interest of harmony among neighborhoods in a rapidly growing area, Kathy finds she is left with no alternative other than to deny surface access to this pond to all. Further, the responsibility for legal and liability issues makes denial of surface access a necessity.

Access to the isthmus of land between these two ponds is available to Meadow Vale Farm residents. Access is via the foot path that extends east off WCR 5 1/2 north of The Cove residential area, where the curb is cut. (This is where the "No Trespassing" signs are located.) The path splits with one path going to the isthmus and the other through a farm gate. Do not go through the farm gate. Rather, continue along the right split of the

path heading towards the SOUTH end of the isthmus. There, one may turn right again, following the path going west. This property is owned by Weld County Library and has an easement for a foot path. Follow the path along to the higher ground and turn left aiming at the main entrance to Meadow Vale Farm. In that area you will find a smaller curb cut in the sidewalk.

Please respect the wishes of both The Cove residents and Kathy Oliver by following these guidelines.