

Minutes for the MVFHOA meeting 12 February 2007

Present were:

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

Absent was Heath Hill

Minutes from last meeting were read and approved as written.

Property Manager's report

Snow removal is over budget this year, but the reason should seem obvious to all.

Treasurer's Report

We have a CD maturing in May.

Architectural Committee

Nothing to report.

Welcoming Committee

A welcoming packet was given to Heath to present to his new neighbors, Art and Claudia Whitlock.

Public relations Committee

A number of people have been contacted to provide pictures to be added to the MVF website. I will arrange a place on the website for pictures of general community interest provided by homeowners.

Irrigation

No changes to the status at this point. Parts are still out to Metron for repair. The clock has been checked out and now seems to be operating correctly (due to a power reset?).

Old/Unfinished Business

United Power has not yet responded regarding the need for meters on street lights and irrigation timers. We have a tacit agreement with them to rewire the the lights and irrigation timers and charge us a flat rate, but they haven't confirmed with us as of yet.

There is an issue regarding ownership of the property at the Northwest corner of HWY 119 and County Road 5.5 (where the original dirt road was). Bill is in consultation with the Olivers to address this matter.

New Business

The preliminary budget for 2007 was discussed. There is some general concern about our ability to fund general working and reserve capital which is to be used only for such things as:

- Asphalt Maintenance
- Painting mailhouse and signs
- Mail house and sign replacement
- Fence maintenance
- Common area path maintenance
- Concrete replacement
- Miscellaneous (pump & control system rebuild/replacement)

This topic will be revisited at our next meeting.

Neither the state nor the county is interested in funding the light at HWY 119 and CO Rd 5.5. We are currently in discussions with United Power regarding whether this light needs to be metered or not.

We have signed up for 60 acre feet of water. Assuming that we take all of this allotment, the anticipated cost of approximately \$2400 will be split with The Elms for a total cost to Meadow Vale Farm Community Association of about \$1200. Note that the ACTUAL price for this water will be established in May or June.

Christmas Eve Luminaries:

Additional thanks go out to the Olivers for donating sand, and to the Eyks who provided the candles and bags. Thanks!

We have received a bid from Metron for instrumenting the pumphouse to facilitate monitoring. Since a number of homeowners have already made some progress on a much less expensive project for monitoring the pumphouse, it was decided to allow them to proceed. In order for this project to become operational, we will require wireless Internet access near the pumphouse. If anyone near the pumphouse would like to volunteer a few kilobits of bandwidth per day (you will never notice this level of traffic), please contact Andy. A cursory exploration indicates that there are a number of wireless access points that could be used at the pumphouse.

Snowmobiling in MVF Commons Areas – a number of homeowners have complained about snowmobiles violating the tranquility of the neighborhood.

The annual meeting is tentatively scheduled for 5 May. Note that we will need to elect two new board members at this meeting.