

Minutes for the MVFCA meeting 12 March 2007

Present were:

Bill Norris, Joan Blossom, Yvonne Eyk, Mike Stember, Heath Hill, Andy Abendschein, and Bob Reed

Absent was Mark Mc Dowell

Minutes from last meeting were approved as written.

Property Manager's report

The meeting room at the firehouse on Pace has been reserved for the annual HOA meeting on 5 May from 1:00-3:00 pm. This is the same location as last year.

The sand and gravel on the entry road(s) will be removed on or about 1 April.

Treasurer's Report

Nothing to report.

Architectural Committee

Nothing to report.

Welcoming Committee

Public relations Committee

An open house is being prepared to allow homeowners to tour the pumphouse on 31 March from 1:00-3:00 pm. Homeowners are welcome to come and see the machinery that keeps our water flowing in the summer. Come on by!

Irrigation

Irrigation timer in the pumphouse has been re-installed.

Metron will re-install the items they are working on when they come for system turn-up in the spring. These items include a pressure relief valve and a cooler valve.

At this point it is believed that there is no need to cleanout the sump well this year.

There was some discussion about the project to instrument the pumphouse being undertaken by a few of the homeowners. At this point the software is essentially complete. All that remains is to prepare the monitoring computer for installation and some WiFi bandwidth for transmitting data to the HOA website.

It is currently anticipated that being able to monitor the pumphouse remotely will

significantly minimize the burden incurred by those who keep the pumphouse in operation.

Old/Unfinished Business

United Power came out and discussed the irrigation timers and street lights. They have contracted with AAA Electric about updating the wiring. United Power appears to be substantially in agreement with the board's position vis a vis the wiring.

It is expected that work will begin soon after 1 April. Irrigation timers are first on the list to get connected/reconnected to the electrical grid.

There was some discussion about the small parcel of land on the Northwest corner of HWY 119 and CO road 5.1/2. The land is deeded to Meadow Vale Farm Homeowners Association, which officially doesn't exist. It was agreed that there is no point in clearing up title to this land since it cannot be claimed by anyone else.

New Business

Budget for 2007 was discussed. Dues will increase beginning in June to \$85.00/month. The management company will distribute the new budget and some explanation before the annual meeting scheduled for 5 May 2007.

Two new board members will need to be elected at the annual meeting in May.

Kathy has signed a lease on 2.5 shares of Oligarchy Ditch water for the 2007 season, and has begun the process of deeding water shares to the Meadow Vale Farm Community Association.

Recorded: Andy Abendschein
Secretary