

Minutes for the MVFCA meeting 12 November 2007

Present were

Bill Norris, Joan Blossom, Mike Stember, Andy Abendschein, Kathy Nelson, Greg Dyer, Heath Hill, and Bob Reed.

The date? 8 October 2007 meeting minutes were approved as posted

Property Manager's report

Asphalt and path rejuvenation projects have been completed and paid for.

Erosion control work on the new culvert at the entrance has been completed.

Irrigation blowout went well, with few problems.

The rejuvenation project behind the Wagner's house has been completed. Costs for damage to the irrigation system have yet not been recovered.

It is time to set the amount of the annual irrigation system charge to be included with the November billing. On irrigation thus far, we've spent \$21,306.22 of which 10,009.93 was charged to The Elms. The remaining 11, 206.29 should be divided evenly among the 88 homes in our neighborhood resulting in charge of \$127.34 per household. This is less than the \$134 projected in the budget.

Treasurer report

Nothing to report

Architecture/Landscape Committee

Tom and Lory Bogan (2168 Meadowlark Pl.) have requested to build a detached garage. As proposed, the garage would require a variance in order to be placed in its proposed location due to its close proximity to the property line. The footprint of the garage will be staked out for inspection by the board members.

Kathy Nelson (1962 Meadow Vale Rd.) have requested to enclose their patio so that it can function as a sunroom. This request has been approved.

Welcoming Committee

Nothing to report

Public relations Committee

Nothing to report

Irrigation

Irrigation season ended on 17 October. Based on measurements, we believe that we have achieved a 65% yield on our storage water. A figure of 50% is considered standard (due to seepage, evaporation, etc).

It appears that we received more supplemental water from Lefthand, than we had

expected. It is believed that we had a yield of 80% of this water. The approximately 60 acre feet of supplemental water met our needs for the year. We are currently planning on obtaining supplemental water again for next year.

Status of failed irrigation timer- Mike Stember has been examining a suspect irrigation timer to see if it can be repaired.

Old/Unfinished Business

United Power has installed a meter to serve the mail house and the nearby street light. They have not significantly changed the flat rates we pay for the other 20 street lights and irrigation clocks.

New Business

a. Can and should we setup email addresses for board members on the <http://www.mvfhoa.org> site? This would allow everyone to separate their personal or business accounts from the email concerning the HOA. Also, these addresses could be shared with the community.

There was some general discussion among the board members that most people already have enough email accounts to deal with, and another one would be unwelcome.

Providing additional information about email addresses related to the neighborhood website:

The mvfhoa.org website is currently hosted by a 'domain forwarding' company that allows one to redirect the domain to another one for a very low fee of about \$7.00 per year. This service only provides for a single email address. Therefore, we could create a single email address on the mvfhoa.org domain which could be used by homeowners to send messages to the board. It remains to be decided who would receive these messages.

If at some point the board decides that more email addresses are warranted, the website could be moved to a more dedicated server platform. While this would cost more, it would provide for the ability to provide a more interactive website.

b. Can and should we establish a forum on <http://mvfhoa.org> site? This would not only allow us to communicate with individuals with specific questions but to present Q&A to all of the community. Referring to point a above, moving the website to a more dedicated server would allow for the ability to add more interactivity to the website. In any event, domain registration information regarding the website will be forwarded to the management company.

c. Should we investigate the possibility of the MVF H.O.A. owning and operating its own web site? We are currently totally dependent on Andy for the web site and maintenance of it.

- i. What if Andy gets tired of us, the work, or moves elsewhere?
- ii. What will we do with all of the stuff we have on the web site?
- iii. How would we maintain the site.
- iv.

At this point the website is funded, hosted, and maintained by me (Andy) as a service to the community. I would be happy to transfer the domain registration to the HOA at any time, so that the community can maintain it in perpetuity.

Our management company has indicated that they are working on a website to provide information regarding the properties that are under their management. All of the information on the current website could be provided to the property management company in the form of a CD if desired.

d. Prep for winter:

Do we need to put some tall reflective sticks to mark the speed bumps and the widest parts of the islands so snow plows can spot them?

It was decided that some inexpensive reflectors will be positioned next to the speed bumps.

e. Irrigation committee:

Long term. Bob pointed out a few months ago that the insurance only covers people who serve on the board. If the people who serve on the irrigation committee are no longer on the board, they would no longer be covered by our current insurance. This is an insurance company-specific issue.

It was determined that this will probably never be an issue for us.

f. Irrigation line location service:

When a Utilities Locate service is requested in Meadow Vale Farm, the **Utility Notification Center of Colorado (U.N.C.C)**. will likely call on us to do any required locates on our irrigation lines, as they do not have them mapped or marked.

g. Plans to improve data acquisition system:

During the winter season some improvements will be made to the irrigation monitoring system to make sure that data is not lost if communication with the web hosting service is lost, or if power to the pump house is interrupted.