

Minutes for the MVFHOA meeting 13 August 2007

Present were:

Bill Norris, Kathy Nelson, Bob Reed, Mike Stember, and Andy Abendschein

Absent was Heath Hill, Joan Blossom, Greg Dyer

Minutes from last meeting were approved as posted.

- **Approval of Minutes from last meeting**

No changes were suggested

- **Property Manager's Report**

Nothing out of the ordinary to report

- **Treasurer's Report**

Nothing to report

- **Architectural / Landscape Committee**

The following have submitted proposals for review:

- Schiferl, Finalize Storage Shed (1868 Meadow Vale Road)
This proposal was approved
- Smith, Fence completion (2132 Meadow Lark Place)
This proposal was approved
- Seavers, Landscaping (2010 Blue Mountain Road)
This proposal was approved
- Review proposed Architectural Review Form.
This form was approved with a minor change.
- **Public Relations / Welcoming Committee**
Fliers were circulated throughout the neighborhood to announce the Fall Festival.
Any donations would be most welcome.
- **Irrigation**
 - Mike & Andy are working on Internet display of pump house data. Data logging has been added that records readings at 1-minute intervals. Analysis of the data indicates that during the very early morning hours the pressure drops below about 80 psi. This pressure drop has caused the pumps to shut down twice during the month of July.
 - Alonzo indicated he was re-programming timers to avoid overlapping watering

times.

- Alonzo wanted to increase watering to everyday, saying GB's not getting enough water
- Algae have been a problem for home filters during the recent hot weather. Copper Sulfate was added to the sump well to help control growth.
- Sprinkler repair costs. Can we purchase parts on-line or elsewhere to reduce costs?
- After a little research, it was determined that the cost we pay for sprinkler parts is quite reasonable.

- **Old/Unfinished Business**

- The paving contractor will begin working on the roads next week (crack fill and drainage work). The cost to improve drainage near the mail center entrance will be approximately \$4700. A culvert will not be used because of numerous underground utilities including cable, power and sprinkler lines.
- Path rejuvenation. Is there a benefit in using "bottom ash"? The answer is no, but a bid has been accepted to add additional crushed granite to the paths throughout the neighborhood. This work will be scheduled per the contractor's convenience.
- Need weed control west of JCK Place, and other fence lines.
- A suggestion was made for the HOA (possibly by individual homeowner contribution) to add benches at key locations in the subdivision. This has not been budgeted by the HOA but the board reviewed several benches for acceptability and found a park style bench that is non-movable, easy to mow around/under and will stand up to the elements. Installed cost of this bench is estimated at about \$500.00.
If homeowners would like to contribute to a park bench either individually or in conjunction with a neighbor, the board would be pleased to review proposed locations. Installation costs can be reduced by volunteers doing the installation/concrete work.
- Planning for Fall Festival – Candace McCarthy and Joyce Norris are working on putting this together. \$1500 has been approved by the board for this event, as planned for in our budget.

- **New Business**

- Is common area watering volume necessary in light of mosquito problems and smelly conditions? We can probably cut back 15-25% in watering time without

impact. We should be prepared to cutback 30-50% when river run ends. 8/15?
(Greenbelt watering will be reduced as a matter of course next week)

- Longmont applied mosquito spray in Meadow Vale Farm, Thur. 7/19, without notification. They do this here since we are in their mosquito 'buffer zone'.
- A number of solicitors have been a problem in the MVF recently. These people:
 - Claimed they were here last year and that it was OK
 - Claimed that Floyd Oliver told them it was OK to be in the neighborhood
 - Claimed that they live in the neighborhood, but could not provide a street address
 - Claimed that they are children of (some fictitious name)
 - Claimed that their parent was serving in Iraq and that magazine subscriptions would be sent to Iraq (as a nice gesture)
 - Have asked for two checks to be written to different organizations for the same product – reason was unclear.
 - Attempted to bully people with various hard sell or sympathy tactics
 - Have tried to force their way into houses without being invited in.

The message here is to be extremely cautious. Do NOT let these people in your house, advise them that ALL entrances are posted “NO SOLICITORS”, they are trespassing, and should leave the subdivision immediately. If they fail to leave your residence and/or MVF, feel free to call a board member or THE WELD COUNTY SHERIFF'S OFFICE. They are very cooperative. One usually can not get through on the non-emergency number on weekends, so it is alright to call 911 but be sure to explain that it is a non-emergency call. Have a physical description of the individual(s), how they are dressed, last known location, and direction of travel with relative times.

911 Emergency Call routing

Emergency calls made from residences on Blue Mountain Road are misdirected to Boulder County Communications, and they locate the call as coming from **Blue Mountain Road in Lyons**. Be alert for this problem and be sure to specify one or all of the following. You are calling from ZIP code 80904, or that you are located east of Weld County Road 1, or that you are calling from Weld County. Listen carefully, even in an emergency situation, and make certain your call is being handled properly. In each case ask for the Weld County dispatcher. This problem has been discussed with Weld County Sheriff, Longmont Police Department, and Boulder County Communications. Boulder County Communications has initiated a correction to this problem, and it should be corrected before 1 September. However, this could have a serious impact on any response to an emergency call.

- There are a number of areas where grass and bushes are encroaching on the roads. As an example the bushes at the rear of 2211 MVR (Feaster's) appear to be causing several eruptions in the pavement near the shoulder. Herbicide will be applied to these problem areas as part of the road resurfacing project which will be underway soon. This should correct the problem.

