

Minutes for the MVFCA meeting 14 May 2007

Present were

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

Absent was Andy Abendschein

The April 9, 2007 meeting minutes were approved

Election of Officers and Committee selection

President: Bill Norris

Vice President: Joan Blossom

Secretary: Andy Abendschein

Treasurer: Mike Stember

Irrigation committee: Mike Stember, Bill Norris, Heath Hill, Andy Abendschein, and Greg Dyer

PR, Welcome committee: Heath Hill, Joan Blossom

Architectural Review/Landscape committee: Kathy Nelson, Joan Blossom

Property Manager's report

The annual meeting went well. Twenty households were represented. It was suggested that minutes be read and approved by those attending.

The conditions of the islands have been looked at: mulch is needed in bare spots and gorilla hair was recommended; loose rocks need adjusted.

Discussion was held on property lines and who is responsible for upkeep between the road and property fencing. Bob will be checking to see if this is an HOA responsibility or the home owner.

Bids are being sought for chip seal and rejuvenation of the gravel paths. Will have at next meeting.

Architecture/Landscape Committe

The Glynn's at 2186 Meadow Vale Road requested approval for detached building. Request was tabled until additional information is received.

Karen Wagner at 2154 Meadow Vale Road requested approval to have a swimming pool installed. Approved with condition that any fencing be subject to HOA approval.

Anne Shelton at 2067 JCK Place requested enclosure of back patio with windows and additional fencing put in. This proposal was approved upon clarification of wire fence.

Welcoming Committee

Gilbert Malmgren at 1915 Meadow Vale Road received a new-comers packet.

Public relations Committee

Nothing to report

Irrigation

Irrigation system started on April 27, fixed leaks and flushed system.

Mike and Andy are working on internet display of pump house data.

Received a proposal to buy additional Oligarchy water shares. Mike moved and Heath seconded to forgo purchase of shares. Motion carried.

St. Vrain and Left Hand Water Conservation called to verify we still want 60 acre feet of irrigation water. The price has been set at \$28.50 per acre foot. This rental was included in the 2007 budget.

Old/Unfinished Business

United Power is working on a proposal to serve irrigation timers, street lights and the mail house. Irrigation timers are first on the list to be connected/re-connected to the electrical grid. They have had some delays getting to the installation. They have temporarily restored irrigation timer power connections. Mail center installation is awaiting final inspection and installation of meter. Everything is now operational, except meter.

Excel previously requested an easement (gas line), along the south edge of MVF Common Area (western most 280'). They were unwilling to compensate for usage and have opted to use the right of way along Highway 119.

The appreciation plaque for Floyd and Kathy will be permanently placed in the information cabinet located in the mail center.

New Business

It was approved to purchase and install two new signs and posts at the north and east entrances and replace the one at the main entrance reading "No Solicitation" and "No Hand bills".

The common area watering has been off and Bob will have CoCal check it.

Discussion was held on "demand side" service from United Power. Cost effectiveness and the effect of restart on our pumps could not be determined. It was decided not to pursue the service.

Utility Notification Center of Colorado (UNCC) is a state recognized center for "call before you dig" to minimize the risk to underground utilities when excavating is

occurring. This is a state requirement to participate and therefore Greenbriar Management will be the contact phone number given for notification.

Recorded: Joan Blossom
Acting Secretary