

Minutes for the MVFHOA meeting 15 January 2007

Present were:

Bill Norris, Joan Blossom, Yvonne Eyk, Mike Stember, Mark Mc Dowell, and Andy Abendschein, Heath Hill

Absent was Bob Reed

Minutes from last meeting were read and approved as written.

Property Manager's report

(note: Bob sent out his report by email) Our expenses are a bit over budget this year to the extensive sprinkler parts and repairs, supplemental water purchase, and snow removal. This budget overage is not unexpected.

Treasurer's Report

Nothing to report

Architectural Committee

Nothing to report

Welcoming Committee

We have some new neighbors, but they have not been officially welcomed into the neighborhood yet.

Irrigation

A number of parts are still out to Metron for repair.

Buzz will schedule a clean out of the sump well next spring. The sump well has over a foot of silt in the bottom.

The malfunctioning timer in the pump house has been removed for examination and repair.

Old/Unfinished Business

A plan is in place to conserve water for when we begin consuming our storage allocation. We will immediately cutback commons area watering to 1/3 of the water usage rate that we use during river run. This plan is similar to that used during 2006, and is agreeable to and workable in both MVF and The Elms.

Bill has also signed up for supplemental storage water with the St. Vrain and Left Hand Water Conservancy District. This water is only available on a 1st come 1st served basis (we are about 10th on the list).

Mark discussed irrigation water history with Floyd and Kathy. Kathy has agreed to a transfer of water shares that we have been renting into MVF's ownership.

Long-term solutions for irrigation management -

We are still discussing the need for a paid water manager to take care of the irrigation

system from the Oligarchy Ditch weir through delivery to the homeowners and common areas.

United Power does not want to continue flat-rate pricing for the street lights. Bill has been working with United Power to make arrangements to continue flat-rate pricing per previous agreements. At this point it looks like United Power has acquiesced to continue to provide power to us on a flat-rate basis, which would obviate the need to add a number of costly power meters. We are currently waiting for a response from United Power.

The light at Colorado Highway 119 & WCR 5.5 was installed by Meadow Vale Farm. We are trying to get either the state or county to take over funding this light.

A number of lists of duties and responsibilities have been produced by board members. These lists will be compiled into a single list.

New Business

It has been noted that whenever Meadow Vale Farm appears in the news, it is often associated with some negative news item (typically related to some adjoining property). Perhaps we should produce some positive news items that could be published in the local newspapers? Some nice examples include pictures of kids having fun or the Fall Festival.

Below is a list of current board members and their responsibilities:

Board Member	Term Ends	Duties
Mark McDowell	May 07	V.P.
Yvonne Eyk	May 07	Architectural/Landscape
Mike Stember	May 08	Treas./Irrigation
Bill Norris	May 08	Pres./Irrigation
Andy Abendschein	May 09	Sec./Irrigation
Joan Blossom	May 09	Architectural/Landscape/Public Relations
Heath Hill	May 09	Public Relations/Irrigation

A special thanks goes out to those who brightened our neighborhood on Christmas Eve by placing luminaries along the entrance to MVF. As always, these luminaries add a very nice, festive addition to the neighborhood. Our thanks go out to the following people for placing the luminaries and for picking them up.

Brad & Laura Snedeker

Dave Maciorowski

Jim & Yvonne Eyk

The name of our community is Meadow Vale Farm Community Association. It is NOT the Meadow Vale Farm Home Owners Association. We need to be consistent in our usage of the name of our homeowners' association.