

Minutes for the MVFCA meeting 10 March 2008

Present were

Bill Norris, Joan Blossom, Andy Abendschein, Mike Stember, Kathy Nelson, Greg Dyer, Bob Reed, Denny Farnsworth, and Marv Hulbert

Absent was, Heath Hill,

The 11 February 2008 meeting minutes were approved as posted.

Architecture/Landscape Committee

The following have submitted proposals for review:

a. Denny and Kelly Farnsworth (2143 Meadow Vale Road) wants to construct an outbuilding. A height and width variance has been requested to allow for a 20' wide x 9' high garage door.

This proposal was approved.

Property Manager's report

Nothing of significance related to the budget to report.

Old/Unfinished Business

1. The refurbished entrance sign looks great!
2. We received another update from the contractor doing repairs to the bridge on hwy 119. They indicate that they are on schedule to complete the work by July 2008.
3. It has been noted that there are three areas where the seal coating did not adhere to the street. The contractor will come back as weather permits to rework those areas.
4. We received a note from Left Hand Water saying that their domestic water rates are going up effective February 2008 by about 6%. Since this is a pass-through expense to the homeowners, the HOA's budget will not be affected.

New Business

1. We have received a note from Waste Management indicating that their rates will be going up by 4.2% as a result of increases in their fuel and dump charges.
2. The budget for 2008 was presented, which included a number of line item increases to accommodate increased costs incurred by the HOA (trash removal, grounds maintenance, and sprinkler maintenance).
3. The new proposed budget was slightly modified and approved:
 - * The sprinkler repair budget was adjusted to make it closer to actual expenses for the past three years.
 - * Jerry Goldman's contract fee to maintain the irrigation system above the pumphouse was adjusted. This is the first change in fees in three years, and will be shared equally with The Elms.

The revised budget will be distributed with the notice for the annual meeting in April.

Treasurer report

Nothing of significance to report.

Welcoming Committee

Nothing to report

Public relations Committee

Nothing to report

Irrigation

a. The HOA has officially received a stock certificate for 2.5 shares of Oligarchy Irrigation Company (certificate number 1967), and 2&1765/2000 shares of stock in the Oligarchy Extension Ditch Company (certificate number 1497). The Lower Oligarchy is a ledger entry for which no certificate is issued.

Old/Unfinished Business

- a) The Meadow Vale Farm entrance sign and support posts were wire brushed and refinished. Solar lights were installed to keep it illuminated at night. Mike & Joan Blossom wire brushed the sign, and Joyce & Bill Norris repainted it. Jim Eyk, Paul Eaton, Buzz Goldman, and Bill Norris reinstalled the sign and lights.
- b) Bob Reed will reset the stop sign at the main entrance to Meadow Vale Farm in concrete as soon as conditions allow, which should be some time this month.
- c) The other stop signs in the neighborhood will be set in concrete when conditions allow. Larry Hart has offered to let the HOA use his skid-steer (bobcat) to dig holes for the signs.
- d) Bob Reed is checking with our insurance carrier for recommendation on how to deal with any liability concerning our ponds.
- e) The annual HOA meeting is scheduled for 3 May 2008 at 1:00 PM.
- f) CoCal will be directed to remove the Russian Olive trees near the irrigation pond.

New Business

- A. Lisa Black has reserved the community tent for 23-25 of May.
- B. The inlet area of the pond has developed a substantial 'island' of silt. It should be removed before the water starts running, if possible.
- C. Asphalt is deteriorating in several locations in the community.
 - I. Hart (2121 Meadow Vale Rd.)
 - II. Quintana (2068 Meadow Vale Rd.)
 - III. Harbuz (2110 Meadow Vale Rd.)
 - IV. Malmgrem (1915 Meadow Vale Rd.)
 - V. Mailhouse
 - VI. It appears that several areas may be deteriorating. We need to check the entire subdivision after the next hard rain.
- D. Grass behind the Wagner's (2154 Meadow Vale Road) not sprouting and the

- straw mat has blown off the area being restored.
- E. The City of Firestone is planning to annex Firelight Park parcels one through three (Fairview Estates) at SH 119 and Fairview Ave. The Firelight Park area has been posted with one sign on SH 119 and one on Fairview Ave. Firestone also plans to annex SH 119 from their current city limits to Fairview Ave. Has MVF HOA been notified of this? We own the adjacent Common Area. - A number of board members plan on going to the informational meeting to be held on 11 March at 6:00 at the Firestone Town Hall.
 - F. Greg and Essie Muns have about 1 cubic yard of Moss Rock that is available to anyone who wants all or part of it. The rock is located in the front yard at 2190 Meadowlark Place. It must be removed before 1 April 2008. Call 303.485.5188 for further information.

These minutes were recorded by Andy Abendschein, Secretary.