

## Minutes for the MVFCA meeting 13 October 2008

### **Present were**

Bill Norris, Andy Abendschein, Bob Reed, Joan Blossom, Anne Shelton, Candice McCarthy, Mike Stember, Greg Dyer

### **1. Property Manager's Report**

1. Financials appear to be tracking well. Sprinkler repair is a bit high, but other expenses are a little lower so that the total seems to be a 'wash' overall.
2. After several attempts to work with Johnson Paving, we have had no success at getting them out to do the needed repairs. Bob has authorized an attorney to contact them. We will see where this takes us.
3. CoCal is set up to do the winterization of the irrigation system this week. They should start on Thursday morning.
4. We have signed the snow removal contract with Trinity Dirt Works again this year. They'll plow and sand the entrances at \$300/visit, plowing the streets only if the snow depth reaches 6" at a cost of \$450. Anything above 12" will be charged hourly.
5. Left Hand Water District has notified us that beginning on 1 October 2008, the HOA will incur a monthly charge of \$28.33 for water quality testing in accordance with Colorado Dept. of Health standards.

### **2. Treasurer's Report**

There was no treasurer's report this month.

### **3. Architectural / Landscape Committee**

1. Dave Maciorowski (2043 Blue Mountain Road) wants to install a 3 rail fence incorporating a 2"x4" (**metal?**) mesh. This request was approved.

### **4. Public Relations / Welcoming Committee**

Nothing to report this month

### **5. Irrigation**

A number of irrigation concerns were discussed.

1. Andy is investigating digital radio transmission to make pump house logs more reliable. Need to convert logs from Pacific to Mountain Time. Graphing will be enhanced during the off-season.
2. Metron installed the new flow meter on 10/1/08. They expressed surprise at the high volume of water used since spring startup.
3. Increased demand and lack of a viable backup suggest it may be time to add a fourth pump or develop a contingency plan. Metron submitted a bid for a fourth Pump with an energy efficient motor (\$21,547.00). The Elms HOA Board supports acquiring a

4<sup>th</sup> pump. They will present the idea to their homeowners at their November annual meeting. Some additional discussion ensued regarding whether or not the transformer that supplies the pumphouse will also need to be upgraded, which would be required if all four pumps were to be operated simultaneously. Alternatively, the 4<sup>th</sup> pump could be installed in such a fashion that it is in essence an installed 'spare', to be activated only in the event of a failure of one of the other pumps.

4. Clean the pond drainage ditch, before next summer. It is overgrown & overflowing.
5. We are enjoying the longest and latest river run ever, despite lower than normal snowpack. This is due to late snow melt run-off, significant rains late in the season that supplemented the run-off when it was dwindling, and Longmont draining one of their Reservoirs.
6. If we don't use all of our supplemental (CBT) water by 11/1/08, we may be able to put it into the CBT pool and have access to a small percentage of it early next year. The fee for this was guessed at approximately \$8.+ per carryover acre foot. Much cheaper than the rental fees we have paid of \$28.50 - \$40.00 per acre foot.

## **6. Old/Unfinished business**

a. Anne presented findings on an evergreen sound barrier along the highway- There was some discussion about whether seedlings should be planted, or older, more mature trees. Anne has talked with the county extension agency, and they can make seedlings available in the spring. We should probably make a plan regarding what tree types should be planted.

b. What can be done with the school district controlled parcel of land situated between the north entrance to MVF and the Elms; between the east loop of MVR and WCR 5.5? SVVSD seems willing to negotiate community use for 10 plus years.

## **7. New Business**

a) Irrigation System Winter Shutdown:

1. CoCal will supply compressors to do system blow out 10/16-19/2008.
2. They will shutoff valves between common system and homeowners systems on 10/16 and will blow out common areas on 10/16-17.
3. Compressors will remain in place 10/18-19, so homeowners may blow out their private systems.
4. Metron is scheduled to winterize system 10/16/08 at 07:00.
5. Buzz will pump out sump well after winterization is complete.

b) We should probably resurface the road to the pumphouse. It is getting muddy and causing vehicles using the road to track mud onto the roads. Would crushed structural granite be better than road base? (probably)

c) Ted Schultz asked if he could rent the tent in late October. This motion was approved.

These minutes were recorded by Andy Abendschein, Secretary.