

## Minutes for the MVFCA meeting 14 July 2008

### **Present were**

Bill Norris, Greg Dyer, Andy Abendschein, Bob Reed, Joan Blossom, Anne Shelton, Candice McCarthy, Denny Farnsworth, Dann Glynn

### **Absent was**

Mike Stember

Candice McCarthy was introduced as a new board member. Welcome aboard Candice!

### **1. Denny Farnsworth**

Denny Farnsworth voiced some thoughts regarding:

1. The issue of increased costs to provide larger recycling bins to all residents
2. The benches recommended by the Board are too expensive. Since he has made the suggestion regarding benches, none have been purchased, most likely because they cost too much. Are there some acceptable alternatives that are less expensive?

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

1. Our fiscal year started in June.
2. We have a CD in the amount of \$11, 758 that will mature on 21 July. At this point it appears that there is no immediate need for this money, so we will let it roll over for another year.
3. Our tax returns (federal and state) have been prepared and are ready for signatures.
4. Bob is still trying to get Johnson's Paving to come out and repair some of the poor coating work that was done last year. If action is not taken by about mid August, we expect to initiate legal action.
5. The problem of the ruts near the Wagner's is still an ongoing concern. They have agreed to re-seed, but are concerned that the sprinklers are not functioning properly for seed germination.

### **3. Treasurer's Report**

There was no treasurer's report this month.

### **4. Architectural / Landscape Committee**

The following have submitted proposals for review:

Dan and Kelly Glenn at 2186 have submitted plans to install an in-ground swimming pool. This request was granted.

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

Some welcome packets will be going to the Scott & Tammy Lamb family.

### **6. Irrigation**

A number of irrigation concerns were discussed.

1. The irrigation monitoring system is again working correctly so that it can be monitored via the Internet.
2. We need to develop a means to generate graphs from the raw data that is produced by the monitoring system. We currently generate graphs manually using spreadsheet software, which is quite inconvenient.
3. Last year the highest volume of irrigation water pumped was about 3.9 acre-feet; this year, the average has been 4.4 acre-feet since the first of July.
4. There was some discussion regarding reducing the costs of running our pumping station. This ranged from solar power, and wind power, to installing high-efficiency motors for the pumps. At this point there doesn't appear to be any clear direction that we should follow.
5. The irrigation ditch on the west side of the subdivision filled with trash and overflowed. The ditch was cleared before any significant flooding occurred.
6. Metron was contacted regarding a flow sensor that was reading erratically. They suggested replacing the sensor with a newer, more reliable one that would cost about \$1480. It was decided that the sensor should be replaced.
7. We had a flooding problem at 2060 JCK place. The supply valve was tuned off and the landowner was notified about the problem.
8. Houses that back up to HWY 119 don't seem to have enough pressure when the greenbelt sprinklers are run.
9. We have an irrigation problem at the Southwest corner of the neighborhood. It appears that the shutoff valve is cracked and needs to be repaired.
10. A sprinkler south of the mailhouse is broken and needs to be replaced.
11. The sprinklers between 2032 and 2056 have not worked all summer.
12. There is a sprinkler behind 2068 MVR that has apparently never worked. Has CoCal checked the system recently?
13. A couple of quick disconnects have been broken during servicing by CoCal.

## **7. Old/Unfinished Business**

1. The issue of additional/larger recycling bins has been tabled for discussion at large at the next annual meeting.
  - a) Waste Management currently charges \$2.00/month for the curbside recycling plan. To increase the level of service to a 64 gallon wheeled cart would up the rate to \$5.00/home/month.
  - b) 96 gallon wheeled carts are available for \$6.00/home/month.
  - c) The type of container determines the type of truck that is required, so everyone in the neighborhood must use the same type of container in order to get the group rates. The rates would increase significantly if we provide different levels of service to different homes in the community.

## **8. New Business**

1. The Coves at Meadow Vale has treated our lower pond for algae once this year, and then realized that they do not need to manage that pond. They have also asked if we want to continue treating the pond. There was some discussion about an enzyme-based product that promises to control algae in our own irrigation supply pond. The suggested product promises to eliminate algae from supply

- lines. It was decided that some more research is warranted.
2. The Elms has contracted for mosquito control. Part of the coverage area includes the lower pond and wetlands east of WCR 5.5. Last year they also patrolled our streets looking for potential problem areas.
  3. There have been some issues regarding unkempt yards and unused vehicles. Some yards are not being sufficiently maintained.
  4. How should water billing be done? When we exceed a base level of use rates go up. This has not occurred yet, but is a distinct possibility with current use trends. Is there a fair way to bill heavy users for the increased rates when and if we encounter them (at this point we do not appear to be approaching the point where this is an issue)?

These minutes were recorded by Andy Abendschein, Secretary.