

Meadow Vale Farm Community Association

November 9, 2009 – Meeting Minutes

Present were:

Bill Norris, Bob Reed, Greg Dyer, Mark Schroeder, Anne Shelton, & Cindy Stennette

Absent: N/A

1. Property Manager's Report

- a. Discussion of current status of the budget. Income for the year is a bit more than budget as a result of payments received for the 4th pump & transformer.
- b. Annual irrigation charges to homeowners expected to be \$119.22 per MVF home. This is \$23.98 less than last year's charge. This amount was approved.
- c. Other items covered elsewhere

2. Treasurer's Report

- a. Nothing to report

3. Architectural/Landscape committee

The following have submitted proposals for review:

- a. Art & Claudia Whitlock (2118 Blue Mountain Road) submitted an Architectural request to construct an RV garage. The proposal will be reviewed when a revised drawing including updates is submitted.

4. Public Relations/Welcome Committee

- a. Nothing outstanding to report

5. Irrigation

- a. Shut down of the irrigation system was completed 10/15/09.
- b. CoCall blew out commons lines on 10/15-16. (Thur/Fri)
- c. Homeowners blew out their private lines on 10/17-18 (Sat/Sun). Air pressure was reported good at all times, except when a line broke about 2:00pm Sunday. CoCal repaired it by 6:30pm and kept the generators running until 9:00pm.
- d. Discussed making note of successful irrigation system blow-out this year for next year – Bob Reed will post the schedule in mail center again and invert order of addresses for blow-out.
- e. Metron serviced/winterized the system 10/20/09 at 3:00.
 - i. See attached Pump House Problems/Answers sheet.

<u>Board Member</u>	<u>Term Ends</u>	<u>Telephone #</u>	<u>Past Board Duties</u>
Greg Dyer	May-10	303-776-4770	Vice Pres/Irrigation
Cindy Stennette	May-10	303-485-5801	Secretary/Architecture/Landscape
Bill Norris	May-11	303-772-0840	Pres./Irrigation
Anne Shelton	May-11	303-651-1752	Treas./Architecture/Landscape/Irrigation/Welcome
Mark Schroeder	May-12	303-485-7128	Architecture/Landscape/Irrigation

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- f. United Power installed the 150KVA Transformer on 10/22/2009.
- g. The order for the fourth pump/motor was submitted. Peerless responded with a 16 week backlog for its delivery. This should make it available in January 2010. Peerless no longer makes exactly the same model pump. Metron assures that what is ordered is fully compatible with our existing system and objectives. It will require some special plumbing.

6. Old/Unfinished Business

- a. Repairs to the fence between The Elms and Meadow Vale Farm between 2067 JCK Place and 2143 Meadow Vale Road have been made.

7. New Business

- a. The Board discussed ways to mitigate the problem of corn husks from blowing into the neighborhood. The farmer is no longer under contract to farm the LifeBridge property to our west. As such he will not spend a lot of money caretaking the property until he knows if he will farm it next year.

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