

## Minutes for the MVFCA meeting 10 February 2009

### **Present were**

Bill Norris, Bob Reed, Joan Blossom, Anne Shelton, Mike Stember, Greg Dyer,

Absent were

Andy Abendschein, Candace McCarthy

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

1. Financials appear to be tracking well, income and expenses are both close to budgeted amounts.
2. The glass in the mail house was beautifully cleaned. Insurance claim was submitted and received for cost of glass replacement (less the deductible) for the amount of \$345.08.
3. Graffiti removal expert was contacted to answer question of brick sealant to improve removal of paint. The response was that the cost of sealant and application labor might be high compared to the cost of effective pressure washing. No graffiti yet – this was just a preparation question.
4. Landscaping bids were solicited from 4 companies and 3 were received. CoCal and Early BirdServices are the viable bids with additional information needed for the board to make a decision. This will have to be decided with an email campaign.

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

Nothing outstanding to report.

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

No architectural or landscape plans were submitted for review.

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

1. New neighbors, Aaron & Julia Brechtel, 1774 MVR will be welcomed into the MVF community.
2. New neighbors expected in March at 2000 MVR.

### **5. Irrigation**

1. **Pump#4** - Power Point Presentation prepared by Bill Norris to support the case for adding a fourth pump was reviewed and accepted with one minor suggestion to highlight the importance of the electrical upgrade so four pumps could be used at the same time.
2. **Improvement Options for Pump House Data**  
presented by Mike Stember:
  - a) **PREFERRED OPTION**: Keep going with what we have. It worked OK last year except sometimes the wireless access point in the Michel's house would go down from time to time. The Michels are now actively using their wireless connection for another computer so will notice when it stops working and reset the wireless modem/router. Perhaps this can be augmented by some script on the web site that will send out a warning

message when no update is received for half an hour.

- b) Buy another antenna for about \$200 that is more directional. I'm not sure that would help unless we were able to get it to connect to another house where someone who is very responsive to wireless going down lives.
- c) Buy two bits of hardware for about \$350 each that can reach a long distance (rated at two miles) so could reach any house in the subdivision. This would be about \$700 total.
- d) Add a cell phone to family plan that already has unlimited texting. Use the phone to text the data to someplace that would understand it. This has the benefit that blocked messages will automatically be retried by the cell carrier. Downside is a continuing cost of \$10 a month forever.

**6. Old/Unfinished business**

- 1. STREET PAVING -Johnson Pavement, Inc. has been non-responsive to our requests to correct paving issues (see property manager's report above). The board agreed to continue to look at repair options.
- 2. **HWY 119 NOISE BARRIER:** Anne Shelton and Jean Abendschein contacted the Tree Farm to get ideas and initial quotes. The three cost options bid by the Tree Farm are:

<i><b>TREE FARM Proposals</b></i>			
	<i><b>Quote #1</b></i>	<i><b>Quote #2</b></i>	<i><b>Quote #3</b></i>
Evergreens	350	200	110
Other Plants	410	350	90
<b>Total Plants</b>	<b>760</b>	<b>550</b>	<b>200</b>
Evergreen Cost	\$ 61,278.00	\$31,438.00	\$14,860.00
Other Plant Cost	\$ 41,613.20	\$23,415.20	\$ 6,867.80
Supplies	\$ 16,420.60	\$ 7,741.10	\$ 3,648.70
Tax	\$ 5,667.31	\$ 2,973.23	\$ 1,205.38
Labor(Deliver/Plant)	\$ 62,240.00	\$26,165.00	\$10,965.00
<b>Total Cost</b>	<b>\$187,219.11</b>	<b>\$91,732.53</b>	<b>\$37,546.88</b>

- The cost does not include changes to sprinkler heads or installation of a drip line.
- Trees need 10 hours of watering but only once a month – current watering schedule for the grass produces shallow root systems in trees which compromise the strength and viability of the trees.
- Underplanting of the existing scotch pines with sea green junipers or similar is recommended to keep the green look year round.
- No mulch is needed with the established grass in place.
- A berm was also recommended to block the sound travelling up from the pond through the green belt.
- To see a good example of neighborhood landscape planning, we can observe the Anthem subdivision located about 2 miles west of 1-25 on

Hwy 7/Arapahoe Rd, south side.

- Cost is prohibitive and more brainstorming is needed to avoid additional financial burden on the home owners.
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1. **School Lot Negotiations** - the meeting between the Olivers and SVVSD concerning the vacant land that has been deeded to the school district resulted in the following:

- SVVSD does not have any interest in irrigation water access rights at this time.
- New contract will be strongly worded for SVVSD to keep the property mowed and free of noxious weeds.
- The 'no trespassing' signs will stay up.

## **7. New Business**

- a) Board vacancies will be opening up in May. There was discussion about reducing the number of Board Members from 7 to 5. The board generally believes that 7 board members is overkill. Many special projects can be partially or totally handled by board appointed committees. These committees would be obligated to make recommendations along with alternatives to HOA board for final decision. Reducing the number of HOA Board members must be decided by the homeowners at the annual meeting. Interested parties are welcome to make inquiries and/or nominations – just contact any board member.
- b) The annual meeting has been set for 2 May 2009 at 1:00 pm.

These minutes were recorded by Anne Shelton for Andy Abendschein, Secretary.