

Meadow Vale Farm Community Association

May 11, 2009 - Meeting Minutes

Present were

Anne Shelton, Bill Norris, Bob Reed, Candace McCarthy, Greg Dyer, Mark Schroeder

The first order of business was to select the basic job functions for each board member. Following are the new member assignments:

Bill Norris – President/Irrigation

Grey Dyer – Vice President/Irrigation

Candace McCarthy – Secretary/Architecture/Landscape

Anne Shelton – Treasurer/Architecture/Landscape/Welcome

Mark Schroeder – Architecture/Landscape/Irrigation

1. Property Manager's Report

Nothing outstanding to report.

2. Treasurer's Report

Nothing outstanding to report.

3. Architectural / Landscape Committee

1. John and Wilma White at 2032 Meadow Vale Road submitted an application for a sunroom (patio room). This request was approved.
2. Denny & Kelly Farnsworth at 2143 Meadow Vale Road submitted an application for a fence in their backyard. This request was approved.

4. Public Relations / Welcoming Committee

Nothing outstanding to report.

5. Irrigation

- a) Water started flowing into the pond on 04/30/09.
- b) Metron did pump start-up on 05/07/09.
- c) Due to lack of water demand on start up, Metron will do a performance evaluation on 05/19/09.
- d) CoCal tested Meadow Vale Farm common lines on 05/08/09.
- e) The Elms tested their common lines on 05/08/09 – no broken lines reported.
- f) Water was made available to residents of both communities on 05/10/09.
- g) Acquisition of the 4th pump and 150 KVA transformer was approved for deployment before water start-up in the spring of 2010.

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6. Old/Unfinished business

- a) Spring pavement patching and crack sealing – this is something that will be addressed in June.
- b) The pond drainage ditch was cleaned the last week of April.
- c) The Fire Department was seen in the community to flush out the fire hydrants.

7. New Business

- a) Four fence rails were down between Meadow Vale Farm and the Elms west of 2143 Meadow Vale Road. Three of the rails were found in a ditch and were replaced. One rail is missing. There are several posts leaning severely.
- b) It was suggested and approved by the Board to look into installing a pedestrian gate along this area as long as the Elms approves as well. Bill Norris will discuss with the Elms HOA.
- c) One rail is rotted and will soon collapse north of 2211 Meadow Vale Road.
- d) It was brought up at the Annual Homeowners Meeting that the stop sign at the entrance of the community needed to be repainted or replaced. Mark Schroeder and other board members will look at all the signs throughout the community to determine what signs need to be replaced.
- e) CoCal will be spraying the common areas for dandelions. A letter will be sent to all homeowners explaining the urgency of spraying the dandelions on their properties.
- f) The buildup of the drainage ditch embankment west of 1774 Meadow Vale Road, to prevent irrigation water from entering into the Meadow Vale Farm community was done by Larry Heil for \$100.00. The overflow not only affects 1774 Meadow Vale Road but also the adjacent common area and houses along Meadow Vale Road and Blue Mountain Road where the water eventually winds up. It was discussed that a pipe flare installed at the upper end of the culvert should reduce blockages. The cost of the 12-15” flare is \$128.00. The board approved this cost and the homeowner at 1774 Meadow Vale Road has offered to install it.
- g) The topic of speeding throughout the neighborhood was addressed again. With school getting out soon and kids playing outside it is important that the community abide by the 20 mph speed limit. Property management will be sending out letters to specific households who are not complying.

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- h) We have ordered 80 acre feet of supplemental water from the Left Hand/St. Vrain Water Conservation district. A motion was approved to give Bill Norris the right to approve (once an invoice and/or dollar amount is requested) a rate of \$40.00 (or less) per acre foot.
- i) The Meadow Vale Farm board members will be meeting with the Elm's board members on May 27th at the community room at Panera.

These minutes were recorded by Candace McCarthy, Secretary