

Minutes for the MVFCA meeting 12 January 2009

Present were

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

Absent were

Bill Norris

1. Property Manager's Report

1. Financials appear to be tracking well, nothing of significance to report.
2. Johnson Pavement has responded that they do not intend to take any corrective action. It was decided by the board that pursuing legal action would not be cost-effective. Additional discussion revealed the idea that homeowners might experiment with doing the work ourselves when the weather gets warmer.
3. The glass in the mail house was replaced a couple of weeks ago. The new glass will be cleaned soon.
4. CoCal has been asked for a renewal proposal for their grounds care contract for 2009. Luis responded that they would provide the proposal at the same cost as for 2008, but no proposal has yet been forthcoming.
- 5.

2. Treasurer's Report

Mike introduced the idea of submitting a claim to the insurance company to cover the mail house vandalism costs. It was decided to pursue this claim for payment.

3. Architectural / Landscape Committee

1. No architectural or landscape plans were submitted for review.

4. Public Relations / Welcoming Committee

A poinsettia was sent to Bill & Joyce Norris.

5. Irrigation

)a Review need for fourth pump and Power Point Presentation prepared by Bill Norris. The Elms HOA Board supports acquiring a 4th pump and were to present the idea at their November annual meeting.

)b Mike Stember secured the rental of 80 acre-feet of water on 2 January 2009 – Thanks Mike!

)c Mike also attended at Oligarchy ditch annual meeting on 8 January 2009. He learned that there are 3 directors and a guy who does essentially all of the work to maintain the system. Another lake about the size of Carter lake is being considered for construction just west of Carter lake. The people who want to develop Firelight Park were at the meeting and expressed that they might be

interested in selling a ½ share of ditch water.

)d Performance reports from Metron:

Joan spoke with J.C. from Metron (303.870.1566) to ask about some tests that would help to ascertain the efficiency of the motors and pumps in the pumphouse, and to identify any issues with individual pumps that may need attention. They currently do not perform the tests she inquired about, but said they could be done during a call-out. We have two 4-hour and one 8-hour call-outs in our maintenance agreement. So, during the spring startup he indicated that they would be able to perform 3 of the 4 tests requested:

- Motor Amperage
- Pump Discharge Pressure
- Vibration Data

The 4th test is a Flow Data test which can be performed during operation at a later call out time.

e) Andy updated the PLC monitoring code so that it now adds an hour to the readings to reflect Mountain time rather than Pacific time, as had been done previously.

6. Old/Unfinished business

(a) Johnson Pavement, Inc. has been non-responsive to our requests to correct paving issues (see property manager's report above).

(b) Anne is working up some estimations about what trees (species and numbers) might be required for augmenting the noise barrier at the south side of the neighborhood along hwy 119. She wants to create a master plan for the planting of the trees before proposing any course of action.

(c) Review of the meeting between the Olivers and SVVD concerning the vacant land that has been deeded to the school district.

i.

ii. Joan and Greg accompanied Floyd and Kathy to their meeting with the SVVD. Representatives from the school district were Steve Burt, Director of Operations & Maintenance and Ryan Krugerud, Planner.

iii.

iv. In Summary, three points were presented:

1)The school district needs to maintain the grounds with the standards of the subdivision, at their cost – weeds need to be mowed bi-monthly and have the ground seeded with grass similar to our greenbelts.

2)As a subdivision we would grant the right for future use of our irrigation system and, in return, the school district would pay for the cost and installation of a 4th irrigation pump now.

3)Should the school district agree to the exchange in #2, the Olivers are willing to remove the time frame for development and the deeding of the land to Habitat for Humanity. In essence, this gives the school district full right to the ground, even to sell if need be.

The water rights would transfer with the property.

v.

vi. Mention was made about the possibility of transferring some of their water rights to us (the HOA). A mid-January response is expected, but Kathy has heard nothing yet.

7. New Business

- a) Thanks go out to Jim and Yvonne Eyk, Dave Maciorowski, Lexi, and Mike & Joan Blossom for putting out the Luminaries on Christmas Eve, and then picking them up on Christmas Day!
- b) Board vacancies will be opening up in May. Three positions will become available. Interested parties are welcome to make inquiries and/or nominations – just contact any board member.
- c) The annual meeting has been set for 2 May 2009 at 1:00 pm.

These minutes were recorded by Andy Abendschein, Secretary.