

# Meadow Vale Farm Community Association

## July 13, 2009 - Meeting Minutes

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### **Present were**

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

Absent was Mark Schroeder

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

- a) Financials appear to be tracking well. This is the first month of the new fiscal year. Income is above budget (a result of payments made for the last billing period). Expenses are under budget by \$5,827.00.
- b) A monthly bank charge (of \$65.00) for providing internet access to our accounts was discussed. It appears that no one is currently using this service. The motion to discontinue the \$65.00 bank charge was approved by the board. Bob Reed will provide the board with a monthly check register for review.
- c) A motion was approved by the board to rollover a CD (\$11,995.34) that is due 07/21/09.

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

Nothing outstanding to report.

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

The following homeowner has submitted a proposal for review:

- a) Anne Shelton (2067 JCK Place) requested approval of a chicken coop. Approval was granted.

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

- a) Nothing outstanding to report.

### **5. Irrigation**

- a) Application made to United Power for the design study for the 150 KVA transformer (cost of \$750.00). We cannot have the unit installed until we take the system down – late October/November.
- b) Metron is working on an update to the bid for the pump / motor. The last bid has expired.
- c) Water Supply - To date we have used 1.1% more water than this time last year. Currently MVF is 7 - 8% ahead of the Elms in water usage.

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### 6. Old/Unfinished business

- a) Bob Reed installed the walk through gate in the fence west of 2143 Meadow Vale Road. The fence has remained intact since it was installed.
- b) Superior Asphalt has been authorized to proceed with the crack sealing. They have begun the work and are about 75% complete as of today.
- c) A new STOP sign has been ordered and will be installed as soon as it arrives – at the bottom of the hill (entrance into Meadow Vale Farm).
- d) CoCal was asked to check the irrigation system in the area adjacent to 2032 MVR. Awaiting a response.
- e) Bob Reed fertilized the area around the maple trees at the mail house with a high iron fertilizer recommended for that purpose.
- f) The road base around the cul-de-sac at the west end of Blue Mountain Road has settled/moved. The depressions along the sides are causing water puddles to form and the edge of the asphalt to crumble. We need a small amount of road base to build it back up level with the asphalt. Bob Reed will handle.
- g) A question has come up about why Waste Management charges different rates for extra totes. Some homeowners say they are paying \$3.00 and others are being charged \$6.00 each. Bill Norris contacted Waste Management and they recognized that this was a mistake and they are working on a resolution to the problem.

### 7. New Business

- a) It was brought to the board's attention that there are several homes in the community who are not abiding by the Covenants. Letters of these violations will be sent to those homeowners.

These minutes were recorded by Candace McCarthy, Secretary