

Meadow Vale Farm Community Association

September 14, 2009 - Meeting Minutes

Present were:

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

Absent: n/a

1. Property Manager's Report

An overview of the new Colorado laws as applied to Home Owners Associations was provided by Bob Reed.

- It is important to have reserve studies to manage future expenses to avoid large assessments to the home owners.
- Adequacy of insurance coverage when assets are added was discussed.
- As of July 2009 all homes sold and using natural gas, fireplaces, pellets stoves, etc. require a carbon monoxide alarm within 15 feet of any sleeping space..

NOTE: The HOA board recommends that homeowners not wait and install the CO alarms now to protect family members.

2. Treasurer's Report

- a) Nothing outstanding to report.

3. Architectural / Landscape Committee

The following have submitted proposals for review:

- a) 1935 Blue Mountain Road (Albino Bustillos), horse shelter – APPROVED

4. Public Relations / Welcoming Committee

- a) Nothing outstanding to report.

5. Irrigation

- a. Sprinkler head between 1993 Meadow Vale Road (Frederiksen) and 2010 Blue Mountain Road (Seaver) has been geysering for several days. CoCal was notified – repair to be confirmed.
- b. Checks were sent to United Power and Metron, Inc to start acquisition of the transformer and pump/motor parts. We must notify both companies when we terminate pumping for the season so they can start installation.
- c. The flush line leak at the pump house was repaired 9/1/09, with the following improvements:
 - i. Pipe inside the pump house was rerouted and shortened,
 - ii. Layout was simplifying,
 - iii. Eliminated a built-in water trap,

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- iv. Simplified cleaning the Pump House floor,
- v. Exterior flush lines were put underground,
- vi. Proper drainage was assured by slope of the pipe and a drain valve at the end.

6. **Old/Unfinished business**

- a) Spring crack sealing is complete.

- b) The road base around the cul-de-sac at the west end of Blue Mountain Road completed 9/2/09.

7. **New Business**

- a) Portions of the fence between The Elms and Meadow Vale Farm between 2067 JCK place and 2143 Meadow Vale Road was down again. We need to reset the posts to keep them aligned and upright. A bid will be requested for repairs.

- b) Candace McCarthy moved out of state. A candidate replacement was selected by the board to fill the remainder of her term, which ends May 2010.

- c) MVF began using storage water about August 28th. Supplemental water is expected to run out Oct 17-26th. This year the irrigation water will be shut down beginning Oct. 15th to allow blow out of sprinklers in the common areas. Homeowners will be able to blow out their irrigation systems on Oct. 17th & 18th. A mail house notice will be posted later to confirm actual dates.

- d) Bill Norris will notify the Elms HOA regarding irrigation shut down dates.

These minutes were recorded by Anne Shelton, Treasurer