

Meadow Vale Farm Community Association

October 18, 2010 – Meeting Minutes

Board Members present: Bob Reed, Greg Dyer, Bill Norris, Mark Schroeder & Anne Shelton

Absent: Cindy Stennette

1. **Property Manager's Report**

- a. Income slightly low due to delinquencies. Ongoing attempts are being made to collect delinquent HOA dues.
- b. Expenses down \$2700 due to variety of small variables in budget, no significant adjustments necessary.
- c. CoCal took care of Russian Olives near irrigation pond – other trees may need to be reconsidered for removal. Board will look at vegetation issue around pond this week. CoCal also took care of rock addition along fences near mail house/entry.
- d. Drainage pipe work on WCR 5 ½ still on agenda to be repaired.
- e. Four letters written for covenant violations re: parked vehicles/boats/motor homes, one more to be sent.

2. **Treasurer's Report**

- a. Nothing new to report.

3. **Architectural/Landscape committee**

- a. Nothing new to report.

4. **Public Relations/Welcome Committee/Community Activities**

- a. An Ice Cream Social was enjoyed by many members of the community in beautiful weather on Sept. 26th at the Mail Center. Thanks for your help and attendance everyone! Keep next year's event planning in mind and let us know of your ideas.

5. **Irrigation**

- a. Water usage was very high this year and may be due to added pump & higher pressure. This was a favorable water year and not all years will be this easy.
- b. Mark Schroeder will go to St. Vrain/Lefthand Conservation office to reserve our priority on the first workday of the year.
- c. Fall shutdown occurred October 14th. CoCal shut off homeowner valves and flushed the common areas system on the 14th and 15th. Homeowners blew out individual systems on the

| <u>Board Member</u> | <u>Term Ends</u> | <u>Telephone #</u> | <u>Past Board Duties</u> |
|---------------------|------------------|--------------------|---|
| Greg Dyer | May-13 | 303-776-4770 | Pres./Irrigation |
| Bill Norris | May-11 | 303-772-0840 | Vice Pres./Irrigation |
| Cindy Stennette | May-13 | 303-485-5801 | Sec./Architecture/Landscape/Irrigation |
| Mark Schroeder | May-12 | 303-485-7128 | Treas./Architecture/Landscape/Irrigation |
| Anne Shelton | May-11 | 303-651-1752 | Architecture/Landscape/Irrigation/Welcome |

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16th (Sat) & 17th (Sun). Next September we plan to include instructions for homeowners to turn individual valves on to allow pressure to work through system. Metron says we need to replace three gaskets for an estimated cost of \$300 – the Board has authorized this action. The gaskets will be installed during spring startup.

6. Old/Unfinished Business

- a. Information referred to in other headings.

7. New Business

- a. Irrigation pond acquiring too much algae, which is collecting in filter. Board will do some research to consider mitigation alternatives to correct.
- b. Inlet screen may need some attention. It is suggested that we dredge the area around the inlet and are discussing maintenance options to control silt build-up.
- c. Bob will invite Consultant Dennis Adler to December meeting.
- d. CoCal contract renewal was authorized by board.

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