

Meadow Vale Farm Community Association

April 19, 2010 – Meeting Minutes

Present were:

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

Absent:

N/A

1. Property Manager's Report

- a. Reviewed March 2010 financial reports
- b. Discussed budget for 2010/2011
- c. Other items discussed elsewhere in report

2. Treasurer's Report

- a. Nothing new to report

3. Architectural/Landscape committee

The following have submitted proposals for review:

- a. Mark & Wendy Quintana (2068 Meadow Vale Road) – replace metal edging with concrete. Phase 1 of 2. Approved.
- b. Bill & Joyce Norris (1872 Blue Mountain Road) Add an awning over part of existing deck. Approved.

4. Public Relations/Welcome Committee

- a. Nothing new to report

5. Irrigation

- a. Review pump startup procedures, as soon as the pumps are operationg this spring.
- b. Waiting for Kent Nelson's agreement to rent 1.1 shares of Oligarchy water again in 2010. He will let us know.
- c. We have increased insurance coverage on pumphouse/equipment to accommodate additional equipment recently installed.
- d. Metron scheduled for pump start-up 4/26/2010 @ 9:30. Adjust date according to water availability. CoCal needs to flush system.

<u>Board Member</u>	<u>Term Ends</u>	<u>Telephone #</u>	<u>Past Board Duties</u>
Greg Dyer	May-10	303-776-4770	Vice Pres/Irrigation
Cindy Stennette	May-10	303-485-5801	Secretary/Architecture/Landscape
Bill Norris	May-11	303-772-0840	Pres./Irrigation
Anne Shelton	May-11	303-651-1752	Treas./Architecture/Landscape/Irrigation/Welcome
Mark Schroeder	May-12	303-485-7128	Architecture/Landscape/Irrigation

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6. Old/Unfinished Business

- a. Policy re: motorized vehicles on Common Areas was drafted and circulated to homeowners. Board agreed to correct the phrasing to allow board members motor vehicle access while performing their duties. This policy was approved.
- b. Preparations should be in order for discussion of the changes to trash removal and recycling at the annual meeting.
- c. Continued discussion re: Can the HOA strengthen its ability to recover debts of homeowners? What if a property goes into foreclosure? It was noted that the Title company eventually collects overdue amounts owed to HOA and also that a 6-month recovery limit exists for recovery on a foreclosure by the mortgage holder.

7. New Business

- a. Three rail fence post tilting, north of mail center. Broken rail on north side of mail center on Blue Mtn. Rd.
- b. Bob Reed preparing schedule/agenda for 2010 annual Homeowner's meeting. Reservations are set for May 1st, 2010 1pm-3pm at Firehouse at 9th and Pace.
- c. Contractor swept sand from the two entrances to the community recently.
- d. Board must annually review the need to remove silt from the irrigation pond inlet area and sump well. The board met and reviewed both the pond and sump well silt. The sump well silt is not a problem this year. Although the pond has some silt build-up it's not crucial to remove at this time and due to wet ground keeping heavy equipment from accessing the full length of the silt bar - no silt removal will be planned/scheduled this year.
- e. Discussed candidates for MVF HOA Board vacancies for May annual meeting. Greg Dyer and Cindy Stennette have agreed to run for the two openings and continue serving the community.
- f. Discussion of costs and procedures for homeowners to acquire additional trash carts from Waste Connections. This information is to be prepared for the Annual HOA meeting, as several homeowners have inquired about using more than one tote. Board approved .74 cent per home charge for Recycle Bank to come from trash removal budget for now.
- g. Discuss Boulder County offer of trees and how it would affect MVF HOA.

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