

Meadow Vale Farm Community Association

July 19, 2010 – Meeting Minutes

Board Members present: Bob Reed, Greg Dyer, Bill Norris, & Cindy Stennette

Absent: Mark Schroeder and Anne Shelton

Visitors present: LeiAnne Koch

1. **Property Manager's Report** (June start of new fiscal year)

- a. Income is very close to budget.
- b. Expenses are under budget by \$7695 which has to do with the timing of some expenses and their corresponding budget amounts.
- c. Delinquent accounts now total \$9760; partly due to foreclosure expense added to attempts to collect on delinquent account and because this is the first month of the billing cycle.
- d. HOA's current assets now total \$104,397 with \$79,167 of that committed to Reserves.
- e. IRS return is prepared and signed. HOA has no tax liability this year.
- f. Letters sent to homeowners with metal posts in yards adjacent to street to has resulted in posts being removed.
- g. Other items shown under new business.

2. **Treasurer's Report**

- a. Nothing new to report.

3. **Architectural/Landscape committee**

- a. Baker request was approved for landscape modifications to accommodate drainage (2366 Homestead Place).
- b. Norris (1872 Blue Mountain Road) request to add concrete edging work to replace deteriorating wood and gravel edging was approved.
- c. Abendschein (2020 Meadow Vale Rd.) request for approval of sailcloth sunshade on back porch was approved.

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

- a. In lieu of a Fall Festival an Ice Cream Social is being planned for Sept. 26th to be held at the mail center. Please contact LeiAnne Koch at 303-682-2648 for more information or to help out.

<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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5. Irrigation

- a. It appears the pump system is errantly showing low flow rates. Metron has been contacted and will be working on the problem.

6. Old/Unfinished Business

- a. Research is being done as to landscaping with additional trees in the commons areas.

7. New Business

- a. Property Management has asked for a proposal to do crack sealing in our roads.
- b. Weeds were sprayed last week in the community areas.

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