

Meadow Vale Farm Community Association

September 20, 2010 – Meeting Minutes

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

Absent: Mark Schroeder

1. **Property Manager's Report**

- a. Ongoing attempts are being made to collect delinquent HOA dues.
- b. Crack sealing and repair on our roadways is completed and need to be inspected.
- c. CoCal has indicated 19 sprinkler heads need to be replaced. The board has agreed to have them go ahead with repairs at this time. We have also asked CoCal to implement a few other needed improvements; addition of gravel and edging under fences near mail center which hindered mowing operations, and removal of heavy brush and Russian Olive trees surrounding irrigation pond.
- d. The board approved a motion to have Cap Construction replace the clogged/collapsed drain pipe along WCR 5 ½.
- e. Trinity Dirt Works is no longer available for snow removal work so Bob is talking to 2 other contractors about doing that work this winter.

2. **Treasurer's Report**

- a. Nothing new to report.

3. **Architectural/Landscape committee**

- a. Application form for Greenbelt Tree Planting was approved and will be made available on our website.
- b. Brick facing on garage at Barb Feaster's home (2211 MVR) has been waived as it stands over a gas line and may need to be moved for repairs in the future.
- c. Harbuz (2110 MVR) application for addition of shed to rear of property was approved.
- d. Ward's (1896 BMR) application for addition of railing on back porch to match front porch was submitted and approved.

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

- a. Ice Cream Social is planned for Sept. 26th to be held at the Mail Center.

<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. Update on water projections for this year. Transitioned to supplemental irrigation water on 9/6/10 – the earliest date on our record to do so. We should have enough water to go to the middle of October.
- b. Fall shutdown suggested to be October 14th. CoCal would shut off homeowner valves and flush the common areas system on the 14th and 15th. On the 16th (Sat) & 17th (Sun) air pressure would be maintained during daylight hours for homeowners to blow out individual systems. A memo will be posted as to which households are to blow out systems on which days in order to maintain enough pressure.
- c. Schedule to be set up for Metron to do winter service on the pumps.
- d. Video of pump house operation was made by Jim Eyk and Bill Norris. Discussion of how to improve video and how to retain & make available to members needing to know that operation is underway.

6. Old/Unfinished Business

- a. Ongoing covenant violations needing attention are to be confirmed by board before letters are sent out by Greenbriar.

7. New Business

- a. Roads will be inspected after recent repairs.
- b. Mail center and pump house to be inspected for wasp nesting.
- c. Document was received concerning the transfer of ownership of the 10 acre SVVSD school site north of MVR and west of WCR 5 ½ will be archived.
- d. Discussion as to how to locate and archive all MVF Board Meeting Minutes from past into a searchable format. Also have acquired photos during early days of MVF development which should be kept and archived.

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