

# Meadow Vale Farm Community Association

## May 25, 2010 – Meeting Minutes

---

**Present were:** *(Updated position descriptions included)*

Bob Reed (Prop. Mgmt.), Greg Dyer (Pres./Irrigation), Bill Norris (V.P./Irrigation),  
Cindy Stennette (Sec./Architecture/Landscape/Irrigation),  
Mark Schroeder (Treas./Architecture/Landscape/Irrigation)  
Anne Shelton (Architecture/Landscape/Irrigation/Welcome)

**Absent:**

N/A

### **1. Property Manager's Report**

- a. Nothing new to report on April 2010 financial reports
- b. (Other topics discussed elsewhere in minutes.)

### **2. Treasurer's Report**

- a. Bob will get new signature cards from bank to accommodate change of Treasurer.

### **3. Architectural/Landscape committee**

- a. Application for relocating trees and adding a small gate to fence for Scott and Tammy Lamb at 2031 Meadow Vale Rd. was approved.

### **4. Public Relations/Welcome Committee**

- a. Nothing new to report

### **5. Irrigation**

- a. Metron performed spring startup on April 30 with some difficulties encountered. Metron returned on Monday, May 3 and Tuesday, May 4 before all outstanding problems were resolved. There should be no charge for this work as it was all part of spring startup and warranty work on the new pump/motor. Metron will update wiring schematics and documentation the week of May 3<sup>rd</sup>.
- b. Pump startup procedures were reviewed at pumphouse site April 30<sup>th</sup> and May 1<sup>st</sup> but there was no demand on the system yet to show full restart. Discussion during tonight's meeting suggests that calling Metron from the pumphouse with analysis data in hand plus time of occurrence and error codes may be the best way to handle these issues.

---

<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

# Meadow Vale Farm Community Association

## May 25, 2010 – Meeting Minutes

- 
- c. Waiting for Kent Nelson's agreement to rent 1.1 shares of Oligarchy water again in 2010. He will let us know, probably after the annual billing is received from the Oligarchy Ditch Co. in about a month.
  - d. We should expect St.Vrain & Left Hand Water Conservation District to release 2010 supplemental water about 6/1. Up to \$45/per acre foot approved for extra 80 acre feet of water. Last year's fee was \$35/per acre ft. The Elms uses and pays for ½ the water and cost.

### 6. Old/Unfinished Business

- a. Bob confirmed with Waste Management on expiring contract and retrieval of the carts on or after Monday, June 14<sup>th</sup>. New containers from Waste Connections to be delivered Wednesday, June 16<sup>th</sup>. Bob will post reminder of transition in mail center.
- b. Discussion as to complaints of homeowners using metal stakes as barriers in some yards adjacent to the street.
- c. Bob to fix leaning and broken posts and rail near mail center.

### 7. New Business

- a. Updated list of this year's Board members detailed in attendance report above.
- b. There have been some discussions about the ownership of the outlot surrounding the lower pond. This came up before (in 2005) and was resolved by issuance of a "Quit Claim" deed transferring ownership from "Meadow Vale Farm Homeowner's Association" to "Meadow Vale Farm Community Association". A copy of that deed was provided to Board members. Continued research and documentation will be done to finalize issue.
- c. Bob Reed authorized Left Hand Water to certify that our backflow prevention system is operational as is required annually. Also he will seek to obtain a map of common domestic water pipes to keep for our reference.
- d. Discussion of how to implement motion passed at annual meeting to establish a landscape plan for the common area along CO119. Ongoing discussion and research will occur to find best way to proceed. Motion was passed to develop form for Homeowner's Request to plant trees in (other) common areas.
- e. Board opted not to remove and reuse pea gravel on Lasco property @ 1926 MVR.
- f. Leianne Koch has been asked and welcomed by board to head up a special committee to run our Fall Festival and other community based special projects.

---

<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