

# Meadow Vale Farm Community Association

## October 3, 2011 – Meeting Minutes

---

**Board Members present:** Bob Reed, Greg Dyer, Cindy Stennette & Lisa Black

**Absent:** Mark Schroeder, Mike Stember

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

- a. HOA fee income is very close to budget. Expenses are over budget by \$627 not a big concern for this time of the year
- b. Delinquent accounts now total only \$1976.93 the lowest in quite some time.
- c. The HOA's current assets now total \$119,273 with \$94,020 of that committed to Reserves.
- d. The expense for paving repairs (\$10,152) was paid in August.

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

- a. Nothing to report.

### 3. **Architectural/Landscape committee** – Remember to apply 1<sup>st</sup> before undertaking projects.

- a. No new projects to report.

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

- a. The Fall Festival is scheduled for October 15<sup>th</sup> beginning at 3pm at the Albracht's property in the beautiful barn on Meadow Vale Road (between our entrances). Thank you so much Fred and Shari!! It is a Pot Luck affair and you are also encouraged to enter the Pie Bake-Off (for prizes)! The board is encouraging those attending to find ways to leave vehicles at home so as not to create parking issues. We suggest dropping off food and family at the barn if necessary and then returning vehicles to homes or parking out and away from the area and the horse and wagon path. Weather permitting we will have wagon rides behind two beautiful draft horses. There are other fun Fall activities for kids as well. If you are interested in helping please call Cindy Stennette at 303-485-5801. Thanks!

### 5. **Irrigation**

---

<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
Mark Schroeder	May-12	303-485-7128	Vice Pres./Architecture/Landscape
Cindy Stennette	May-13	303-485-5801	Sec./Architecture/Landscape/Irrigation
Mike Stember	May-14	303-485-6539	Treas./Irrigation/Welcome
Lisa Black	May-14	303-774-1439	Architecture/Landscape/ Welcome

# Meadow Vale Farm Community Association

## October 3, 2011 – Meeting Minutes

---

- a. The drainage along WCR 5 ½ was dug out and improved during August solving the standing water problem on the road temporarily. We continue to investigate permanent solutions to this water collection problem.
- b. We are experiencing a leak around valves at the pump house due to corrosion. The pumps are shut down as we are currently under repair. We are discussing ways to improve the area to keep corrosive soils away from metal parts. We should be up and running again soon.
- c. At this late date we have still not begun using storage water.
- d. We're all set for sprinkler blowout beginning on October 19 with compressors available for homeowners on October 22 & 23.

### 6. Old/Unfinished Business

- a. All items reported elsewhere in minutes.

### 7. New Business

- a. The Board is investigating alternatives for regular maintenance of the fire protection hydrants and believe we've found a contractor who can handle that.
- b. We have approved a proposal from TCS to renew their snow removal contract for this winter at the same rates as they charged last year.
- c. The Board discussed options on how best to deal with dead or dying Cottonwood trees below the mail center.
- d. The next HOA Board meeting is planned for November the 15<sup>th</sup> at 7pm.

---

<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
Mark Schroeder	May-12	303-485-7128	Vice Pres./Architecture/Landscape
Cindy Stennette	May-13	303-485-5801	Sec./Architecture/Landscape/Irrigation
Mike Stember	May-14	303-485-6539	Treas./Irrigation/Welcome
Lisa Black	May-14	303-774-1439	Architecture/Landscape/ Welcome