

# Meadow Vale Farm Community Association

## November 15, 2011 – Meeting Minutes

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

**Absent:** Mike Stember

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

- a. HOA fee income is close to budget. Expenses are under budget by \$913.
- b. Delinquent accounts now total \$3515.28.
- c. The HOA's current assets now total \$121,384 with \$97,354 of that committed to Reserves.
- d. The expenses of maintaining the irrigation pump system since this time last year total \$25,899.32. Half of that was billed to the Elms. Dividing the remainder among the 88 homes in the community results in this year's annual charge of \$147.16. Last years figure was \$166.62. The motion to approve this charge was accepted.
- e. Good news on the home sales front:
  - 2060 JCK Place had a closing scheduled for Nov 7th.
  - 2009 Blue Mtn. Rd. has a closing scheduled for Nov 30th.
  - 2220 MVR has a closing date set for Dec. 2<sup>nd</sup>.

### 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. It's time to begin organizing the Luminaria display for Christmas Eve. If you are interested in helping please contact a Board member.
- b. A very hearty Thank You to Fred and Shari Albracht for allowing the community to enjoy the use of their barn and property for this year's Fall Festival!! We had a wonderful turnout and hope to do it again next year.

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<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

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### 5. Irrigation

- a. The Board recently acquired valuable information regarding pipe locations and drainage along WCR 5 ½ and are now better able to make plans for necessary corrections.
- b. The irrigation blow out went well on common areas. Homeowners who missed the date were referred to a contractor who can do those systems.
- c. The leak repair around valves at the pump house needs to be finished up.
- d. A decision was made that Greenbrier will commit to make out checks the same day (whenever possible) that out-of-pocket expenses occur by those making necessary purchases and repairs to the irrigation system.
- e. The Board renewed our contract with Metron.

### 6. Old/Unfinished Business

- a. All items reported elsewhere in minutes.

### 7. New Business

- a. Fire hydrants and cut-off valves are to be flushed and checked by a contractor starting this Friday Nov. 18<sup>th</sup>.
- b. Broken tree limbs from heavy snows were removed by CoCal as soon as their schedule allowed.
- c. The next HOA Board meeting is planned for Monday, December 19<sup>th</sup> at 7pm.

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