

Meadow Vale Farm Community Association

May 16, 2011 – Meeting Minutes

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

Absent: None

1. **Property Manager's Report**

- a. HOA fee income is over budget by \$5,281.
- b. Expenses are under budget by \$4724.
- c. Delinquent accounts now total only \$3589 since collecting in full from the Robles account last week.
- d. The HOA's current assets now total \$132,129 with \$95,837 of that committed to Reserves.

2. **Treasurer's Report**

- a. No news to report.

3. **Architectural/Landscape committee – Remember to apply 1st before doing projects.**

- a. Lamb (2031 Meadow Vale Road) application for exterior paint color is approved.
- b. Ferris (2154 Meadow Vale Road) application for exterior body paint color is approved.

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

- a. The Elms has offered to include the Meadow Vale community in their ad for a neighborhood garage sale on June 10-11. We agreed and will post the event in the mail center a couple of weeks before the date.
- b. Drivers are asked to slow down in the community especially when encountering pedestrians and their pets.

5. **Irrigation**

- a. The snow pack that feeds our water supply continues to be good.
- b. A burst line that occurred on May 12th near the ditch feeding the irrigation pond has been repaired

<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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6. Old/Unfinished Business

- a. The proposal from the asphalt contractor on repair issues to be handled this year has not yet been received.
- b. The Board asked in anticipation of the annual meeting for homeowners to make suggestions for options as to the use of yard markers along the roadways. It was discussed at that meeting. Such markers should not impede the roadway or cause a safety hazard. This issue will continue to be monitored for reasonable solutions.

7. New Business

- a. With the arrival of two new Board members: Mike Stember and Lisa Black, the Board elected officers and assigned duties for the coming year. A full list of the current assignments is posted separately.
- b. CoCal did an in-depth inspection of the irrigation system discovering about 19 sprinkler heads needing to be replaced along with other repairs and provided a proposal in the amount of \$3914 for that work. They have received authorization to proceed.
- c. Protocol regarding irrigation emergency procedures was discussed. Members of the board received instructions as to how to handle such emergencies. Homeowners are encouraged to print out the Board members' names and numbers (information provided on our web site) and keep on hand to report any such emergencies immediately.
- d. Approval for pump house gutters was given to prevent any further leaking into the structure from water at the foundation level.
- e. Monitoring and reporting of glass left by the recycling/trash trucks are ongoing.
- f. It was proposed that a Flagpole be erected near the main entry of the community. The idea was discussed and declined at this time due to questions of feasibility re: cost and who would maintain.

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