

# Meadow Vale Farm Community Association

## February 21, 2011 – Meeting Minutes

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

**Absent:** N/A

**Guest Presenter:** Preston Whitfield

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

- a. HOA fee income is under budget by \$2441 in spite of delinquent accounts which total \$12,443.
- b. Expenses are under budget by \$2138.
- c. The HOA's current assets now total \$120,155 with \$90,836 of that committed to reserves.

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

- a. Nothing new to report.

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

- a. Preston Whitfield, A Natural Bliss landscaping company spent some time with Anne Shelton last week looking over our neighborhood. He presented ideas and options for improvements to our commons areas landscaping. This initial meeting helped generate discussion on what we are looking to improve and for what budget. Further discussion will be needed including a possible plan to add a few trees each year to the greenbelt areas throughout the development.

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

- a. The Meadow Vale Farm community would like to welcome the Zavala's at 2359 Homestead place.

### 5. **Irrigation**

- a. The contract with CoCal was renewed a few months ago at the same rates as last year.
- b. The snow pack that feeds our water supply continues to be ahead of normal for this time of 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
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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- c. Irrigation committee will need to monitor silt build-up near inlet area in supply pond and pump house sump pump well to determine if it will need to be removed this spring before the arrival of water. We will also need to locate an area to put silt.
- d. Bill and Greg will look into procuring the usual extra allotment of water from Kent Nelson.
- e. Buzz will be asked to ensure our irrigation ditch is burned clear of weeds prior to receiving water.

### 6. Old/Unfinished Business

- a. The broken door closer on the east door to the mail house was replaced. Doors seem to be coming into contact with thresholds and will be monitored and adjusted if needed.
- b. The broken post at entrance has been replaced. We've made arrangements with Yellow Cab to pay for the repair.
- c. Further thought and discussion needs to be directed toward yard markers placed along the edge of roadsides in the community. Property management and the board will continue to research what can be done.

### 7. New Business

- a. The annual HOA meeting date is set for May 7, 2011.
- b. As the weather warms, Bob Reed will get a bid to repair pothole on entrance road. The board will be looking for other road issues that need attention.
- c. Start identifying volunteers/candidates to run for election for the two vacancies on the MVF HOA Board of Directors at the annual Homeowners meeting in May.

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