

Meadow Vale Farm Community Association

August 22, 2011 – Meeting Minutes

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

Absent: N/A

Guest: Carrie Shellenberger

1. **Property Manager's Report**

- a. HOA fee income is a bit over budget. Expenses are over budget by \$1900 not unusual for this early in the fiscal year and mostly due to irrigation system repairs.
- b. The HOA's current assets now total \$134,979 with \$102,505 of that committed to Reserves.
- c. The reserve expense for paving repairs will be paid in August.

2. **Treasurer's Report**

- a. Mike Stember requested that a report detailing individual deposits becomes part of the information the office of treasurer regularly receives.

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

- a. Carrie Shellenberger (2243 Meadow Vale Rd.) presented a plan and color samples for changing the vinyl siding on their home to stucco and adding a stucco half-wall to the side of the garage to hide/accommodate the waste and recycling bins. The motion to approve was unanimous.

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

- a. The board continued discussion regarding a Fall Festival activity. We suggested a mid-October date (possibly Saturday the 15th) and approved a horse-drawn carriage ride provided by a friend of Bob Reeds. We are also considering a pie bake-off and/or pot-luck dinner if we have good arrangements/accommodations to do so. Options for live music were also discussed. Anyone with ideas to bring to the discussion is welcome and your help and input is desired! Call Cindy Stennette at 303-485-5801 if you wish to help or give input. Thanks!

<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. Gutters on the pump house were installed last week.
- b. Property management was contacted by Weld County Public Works asking about the drainage issue on WCR 5 1/2 near the lower pond. Bob will get a contractor to look at it to formulate possible plans for a solution. Bob will also check out erosion near walking path above lower drainage pond.
- c. As of Aug 23 we have not yet started using storage water. We're on a likely track for irrigation shutdown Oct. 10-15.

6. Old/Unfinished Business

- a. Superior Asphalt has completed the asphalt repairs.
- b. Board discussed ongoing collection of past due HOA fee accounts and homes in foreclosure. (The board would like homeowners to be aware that in the case where properties go into foreclosure we do not have the ability to intervene and water the lawns. We have some limited ability to step in and remove weeds that pass the height restriction as per our covenants.)

7. New Business

- a. The next HOA Board meeting is planned for October the 3rd at 7pm.

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