

Meadow Vale Farm Community Association

July 25, 2011 – Meeting Minutes

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

Absent: Mike Stember

1. **Property Manager's Report**

- a. HOA fee income is under budget by \$893 and expenses are under budget by \$1752 both indicative of the first month of the new fiscal year.
- b. The HOA's current assets now total \$130,736 with \$100,838 of that committed to Reserves.
- c. \$12,000 CD matured on July 21, 2011 – the board approved a rollover for another year.

2. **Treasurer's Report**

- a. No news to report.

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

- a. No new applications at this time.

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

- a. The MVFHOA Board would like to welcome Sue and Eric Duden (2211 Meadow Vale Rd.) to our community.

5. **Irrigation**

- a. The Board discussed excess water on Rd. 5 ½ . Consensus is that it may be caused by heavier irrigation above MVF. That irrigation is done for now and we hope to see the area dry out. We are having ongoing discussion about future drainage issues there.
- b. Discussion was made regarding maintenance of algae and fresh water sponges in the pump system.

<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. Superior Asphalt did do some road repairs - the crack sealing is still to be done. If property management has enough prior notice when road repairs are to begin - a flyer will be posted in the mail center to alert homeowners.
- b. We don't yet have the proposal for gutter installation at the pump house.
- c. 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. Discussion was begun regarding whether or not to have a Fall Festival. Please contact Cindy Stennette (303-485-5801) if you are interested in seeing this come to fruition this year! We need ideas for activities, food and a contingency plan if the weather fails. We have a connection for wagon rides pulled by beautiful draft horses as well! There is money budgeted each year for this event...let's put it to good community use.
- b. August's HOA Board meeting is planned for the 22nd.

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