

Meadow Vale Farm Community Association

June 28, 2011 – Meeting Minutes

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

Absent: Mike Stember

1. **Property Manager's Report** Final financial reports for 2010/2011

- a. HOA fee income is over budget by \$11,235 primarily due to collection of some past due accounts.
- b. Expenses are under budget by \$7,530.
- c. Delinquent accounts totaled \$5,902 with the only significant amount being \$1,977.
- d. The HOA's current assets now total \$140,987 with \$97,504 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. Architectural application from Bumgarner's (1921 Blue Mtn. Rd.) to add a pergola over their existing patio was approved.

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

- a. 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.

5. **Irrigation**

- a. The snow pack that feeds our water supply continues to be good.
- b. CoCal did several repairs to the irrigation system and recently suggested a few more at a cost of \$935. We also authorized CoCal to fertilize trees and treat some for insects at a cost of \$1920.

<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. We have received the proposal Superior Asphalt to do the repairs and crack sealing. The cost of the asphalt repairs is \$5,688, crack sealing is \$4,995. The board approved this motion.
- b. We don't yet have the proposal for gutter installation at the pump house.
- c. The Board is discussing contingency planning for future irrigation flooding occurrences.

7. New Business

- a. The Board was notified that a party was interested in buying our community tent if we no longer wished to keep it. We will find out whether storage here is a problem – if not – we will most likely hang on to it.
- b. Due to a scheduling conflict, July's HOA Board meeting will be held on the 25th (instead of the 3rd Monday of the month).

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