

Meadow Vale Farm Community Association

April 16, 2012 – Meeting Minutes

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

Absent: Mike Stember

Guests: Emily Stites (2009 Blue Mtn. Rd.)

1. **Property Manager's Report**

- a. Income is below budget by \$977.
- b. Past due accounts total \$3,842.
- c. Expenses are over budget by \$10,352 – stemming from irrigation system expenses of \$4,759 (which have been recovered), trash removal \$2799, sprinkler system repairs \$4,997 which total \$12,555.
- d. The HOA's current assets now total \$143,890 with \$105,689 of that committed to Reserves.

2. **Treasurer's Report**

- a. Nothing to report.

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

- a. Approval for Faivre 1940 Meadow Vale Road to paint exterior of home.
- b. The submittal from Hills at 2090 Blue Mtn. Rd. were approved with stipulations including materials used on shed.

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

- a. Nothing new to report.

5. **Irrigation**

- a. Gopher Excavation has completed cleaning silt from the pond, pulling the overflow ditch, and completing the valve repair near the pump house. The work along WCR 5.5 will be done as soon as the County is finished re-paving..
- b. Greg Newby's insurance and contract as irrigation manager are in place. He has cleaned the irrigation ditch and filled the upper pond.

<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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- c . Metron is scheduled to start the pumps on Thursday; CoCal will pressurize the common area system on Friday so water should be available for homeowners on Saturday 21st1pm. A flyer with this info was posted in the mail house.

6. Old/Unfinished Business

7. New Business

- a . A newsletter announcing the annual meeting (May 12th - 9th Ave and Pace) including a copy of the 2012/13 Budget was mailed to homeowners last week.
- b . We are researching as to the best method/type/placement of a street sign at the 2nd entrance into neighborhood.
- c . The next HOA Board meeting is planned for Monday, May 21st at 7pm.

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