

Meadow Vale Farm Community Association

January 16, 2012 – Meeting Minutes

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

Absent: N/A

Visitors: Kelly and Brian Ormesher

1. **Property Manager's Report**

- a. HOA fee income is above budget. Expenses are over budget by \$6320 mostly as a result of irrigation system issues.
- b. Delinquent accounts are down from last month to \$3255.
- c. The HOA's current assets now total \$133,980 with \$100,688 of that committed to Reserves.
- d. We will be meeting with Gopher Excavation re: the condition of fire hydrants, cleaning silt from the pond, pulling the overflow ditch, and completing the valve repair near the pump house as the weather warms.
- e. With spring approaching, we'll be working with CoCal to renew their contract and remove the trees around the upper pond.
- f. 2 or 3 water meter covers (5-sided nut) are worn and may need to be replaced. We will try to arrange replacements through Left Hand Water as needed.

2. **Treasurer's Report**

- a. Nothing to report.

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

- a. Kelly and Brian Ormesher, 2060 JCK Place, have turned in applications re: fence addition/replacement and a garden bed. The garden application was approved and the fence application is being reviewed.

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

- a. A very BIG WELCOME to new homeowners Kelly and Brian Ormesher (2060 JCK Place), Nick and Emily Stites (2009 Blue Mountain Rd.) and David and Andrea Mackey (2220 Meadow Vale Rd.). We are so happy to have you in our community!

<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. The drainage repair along WCR 5 ½ is still under review.
- b. The flange repair around valves at the pump house will be done in warmer weather.

6. Old/Unfinished Business

- a. All items reported elsewhere in minutes.

7. New Business

- a. The next HOA Board meeting is planned for Monday, February 20th at 7pm.

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