

# Meadow Vale Farm Community Association

## October 16, 2012 – Meeting Minutes

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**Board Members present:** Bob Reed, Greg Dyer, Cindy Stennette, & Joyce Norris

**Absent:** Emily Stites, Mike Stember      **Guests:** N/A

### 1. **Property Manager's Report**

- a. Income above budget as a result of Elms payment on irrigation system expenses.
- b. Expenses are over budget by \$2897 (as a result of irrigation expenses).
- c. Past due accounts total \$6890.
- d. The HOA's current assets now total \$137,191 with \$112,971 of that committed to Reserves.

### 2. **Treasurer's Report**

- a. Nothing new to report.

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

- a. Nothing new to report.

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

- a. A big thank you to all who participated in the Fall Festival activities. We were so happy to see that the majority of our new families attended! If you have comments or questions or are missing dishes or serving ware you may contact Cindy Stennette @ 303-485-5801 to leave a message. If you would like to see photos taken there by Jim Stennette please call Cindy with your email address.

### 5. **Irrigation**

- a. Metron has winterized the pump system. CoCal will be winterizing the rest of the irrigation system this week, leaving the compressors in place for homeowners use this weekend.
- b. We will need to repair/replace The Elms broken water meter near irrigation pond.
- c. The board discussed the need to keep the watering next season to the even/odd 3 day a week schedule to stay prepared for another possible supply issue and to keep up the improvement to our pressure function. No decisions yet, this will be a continuing discussion to develop plans for next season.

### 6. **Old/Unfinished Business**

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<u>Board Member</u>	<u>Term Ends</u>	<u>Telephone #</u>	<u>Board Duties</u>
Greg Dyer	May-13	303-776-4770	Pres./Irrigation
Cindy Stennette	May-13	303-485-5801	Sec./Architectural/Landscape
Mike Stember	May-14	303-485-6539	Treas./Irrigation
Emily Stites	May-15	303-485-6304	Welcome/Architectural/Landscape
Joyce Norris	May-14	303-772-0840	Welcome/Architectural/Landscape

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- a. Boats and travel trailers being left out are still a concern and will be followed up on.

### 7. New Business

- a. The board is interested in seeking out professional direction on the possibility of creating a safer environment (especially for children en route to and from bus stops) in the community. Bob Reed will arrange for a security consultant to offer opinions on whether security cameras would be feasible/affordable for the community entrances/exits.
- b. The next HOA Board meeting is planned for Monday, November 19<sup>th</sup>, at 7pm.

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