

Meadow Vale Farm Community Association

November 19, 2012 – Meeting Minutes

Board Members present: Bob Reed, Greg Dyer, Cindy Stennette, Joyce Norris & Mike Stember & Emily Stites

Absent: N/A

Guests: N/A

1. **Property Manager's Report**

- a. Income remains above budget as a result of Elms payment on irrigation system expenses.
- b. Expenses are over budget by \$2452 (also a result of irrigation expenses).
- c. Past due accounts are down to \$1412.
- d. The HOA's current assets total \$127,795 with \$104,968 of that committed to Reserves.
- e. This year's annual irrigation charge will be a bit higher as a result of the work done this Spring by Gopher Excavation.

2. **Treasurer's Report**

- a. Nothing new to report.

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

- a. Nothing new to report.

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

- a. An outgoing mail slot was vandalized in the mail center on Nov 13th. Homeowner's who have boxes on that unit have been required to pick up their mail at the US Postal service until it is on the agenda to be replaced/repared.
- b. The Board is talking with Buffalo Lock and Key to discuss possibilities for surveillance cameras at the mail center.
- c. Joyce Norris is heading up an endeavor to get our Neighborhood Watch program back on its feet. If you can become a block captain to pass along safety information or can be a part of this in any way or just need info please contact her at 303-772-0840.
- d. If you would like to be notified by email for events concerning the community please let us know via mvfhoa@gmail.com.

<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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5. Irrigation

- a. We need determine if the sump area was pumped out in pump house.
- b. There is ongoing discussion regarding voluntary restrictions of irrigation for the next watering season.

6. Old/Unfinished Business

- a. A letter was sent regarding a boat being left on driveway.
- b. The Board authorized repair of the rutted area above lower pond near Road 5 ½.
- c. CoCal winterized the common area systems and left the compressors for individual use. There were some pressure issues reported but it seems all went well.
- d. Asphalt crack sealing was completed in October.
- e. A light fixture at the mail house was replaced last week.

7. New Business

- a. The next HOA Board meeting is planned for Monday, December 17th, at 7pm.

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