

Meadow Vale Farm Community Association

August 20, 2012 – Meeting Minutes

Board Members present: Bob Reed, Greg Dyer, Cindy Stennette, & Emily Stites

Absent: Mike Stember **Guests:** N/A

1. **Property Manager's Report**

- a. Income remains above budget (\$8,140 received from ELMS for their portion of the pond cleanout expenses this spring).
- b. Expenses are over budget by \$8224 (a direct result of those pond cleanout expenses).
- c. Past due accounts total \$3548 (an off month in the billing cycle).
- d. The HOA's current assets now total \$127,620 with \$101,637 of that committed to Reserves.
- e. Bob is waiting to hear back from asphalt contractor to do this year's round of crack sealing.

2. **Treasurer's Report**

- a. Nothing new to report.

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

- a. Norris' (1872 Blue Mtn. Rd.) request to paint garage doors was approved.
- b. Bill and Joyce Norris have inquired about donating trees to the green belt. Please let the board know if you are interested in tree donation as well.
- c. Greenhalge (2204 Meadow Vale Rd.) fence addition request was approved.

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

- b. We would like to welcome two new families into the community: Arthur & Claudia Whitlock @ 2211 Meadow Vale Road and Peter Marshall @ 2118 Blue Mountain Road.

5. **Irrigation**

- a. We are planning to remain with the 15 min per zone @ 3 times weekly watering restrictions which we hope will have a projected outcome of Oct. 15th as our end to the watering season. We will continue to monitor & determine if any modifications are appropriate. Thank you for your cooperation.

<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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6. Old/Unfinished Business

- a. A tree at the corner of MVR and BMR was trimmed away from the street sign.
- b. We will negotiate with CoCal on maintenance items that need to be done this Summer/Fall in lieu of mowing as frequently.

2. New Business

- a. Our vacancy on the HOA board has been filled by a volunteer. We welcome Joyce Norris to group. Thanks Joyce!
- b. The next HOA Board meeting is planned for Monday, September 17th, at 7pm.

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