

Meadow Vale Farm Community Association

Board Meeting Minutes – Oct. 21, 2013

Board Members Present:

Mike Stember, Joyce Norris, Emily Stites, Bill Ewer, Mike Blossom

Absent: N/A **Guests:** None

1. Property Manager's Report

- a. The financial report for September 2013 was reviewed and approved.
- b. Income is below budget by \$3,977; expenses are under budget by \$621; past due accounts total \$5,543; current assets total \$160,895 of which \$123,173 is committed to reserves.

2. Treasurer's Report

- a. Nothing new to report.

3. Architectural/Landscape Committee (Remember to submit requests before beginning projects)

- a. No new requests for architectural and landscaping changes, additions or improvements were received.
- b. Concern expressed regarding outbuilding at 2118 Blue Mountain Road is not being built in compliance with ACR documents (outbuilding does not match exterior of house). Board members will visit.

4. Public Relations/Welcoming Committee/ Community Activities

Nothing new to report

5. Irrigation

- a. Upper pond was empty about Oct. 10. Irrigation season completed.
- b. Sprinkler blowout and winterization was completed.
- c. Two pumps were pulled from the pump house and transported out for disassembly and inspection. An estimate for rebuild is expected soon.
- d. Discussed need to develop procedures/processes for pump inspection and repair and the "confined space" requirement. Mike Blossom will draft procedures.

<u>Board Member</u>	<u>Term Ends</u>	<u>Telephone #</u>	<u>Board duties</u>
Mike Stember	May-14	303-485-6539	Pres./Irrigation
Joyce Norris	May-14	303-772-0840	Treasurer/Landscape/Welcoming/Architectural
Emily Stites	May-15	303-485-6304	VP/Architectural/Landscape/Welcoming
Mike Blossom	May-16	303-485-8286	Irrigation
Bill Ewer	May-16	303-682-2769	Secretary

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6. Old/Unfinished Business

- a. We have received an offer from an oil/gas extraction company for leasing the mineral rights under the common area. An information meeting was held Oct. 15 at Mead High School. About 30 property owners attend. The HOA board received 48 signed consent forms (55%) from property owners to proceed with negotiations. An oil and gas attorney has been retained to revise the oil and gas lease agreement and will negotiate with the extraction company on behalf of the HOA.
- b. It was decided not to install rain gutters on the mail center due to drainage issues.
- c. A contract was approved to remove the old cottonwood tree north of the mail center.
- d. Mr. Brechtel at 1774 Meadow Vale Road inquired what can be done to prevent flooding of his property from the farmer's field to the west. An inspection was made of the western boundary ditch and culvert. It was determined that this is not an HOA issue and Mr. Brechtel needs to resolve the problem for his property.
- e. As a result of the September street flooding property owners will be notified to 1) Clear the culvert under the road at intersection of BMR and MVR (east side, 1971 BMR and 2000 MVR) so water can flow under the road and, 2) Inspect and clean out culvert under driveway at 2157 MVR so water does not flow over road.

7. New Business

- a. We received notice from Oligarchy Ditch Company about a meeting on Nov. 2 to discuss the extent of damage to diversion structures and the need for repairs and estimated costs to provide irrigation water in spring 2014. Board members will attend.
- b. Discussed CoCal's performance of landscape maintenance and agreed it is not satisfactory. The HOA will request bids for landscape service in 2014. CoCal has been the provider since 2005.

8. Next meeting

November 18, 7 p.m., at Atlas Industrial Contractors, 4155 Mulligan Drive, Longmont (Hwy 66 east of I-25).

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