

Meadow Vale Farm Community Association

Board Meeting Minutes – Dec. 16, 2013

Board Members Present:

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

Guests: Bill Osterhyde and Larry Schroeder from The Elms development; Peter Marshall, 2118 BMR.

1. Unscheduled agenda items

Bill and Larry from The Elms advised the MVF board of a request from Longs Peak Water for metering data from the MVF pump house and the metering of irrigation water to The Elms.

2. Property Manager's Report

a. The financial report for November 2013 was reviewed and approved. Income is above budget by \$10,019; expenses are above budget by \$947; past due accounts total \$11,683.96; current assets total \$177,783 of which \$127,673 is committed to reserves.

3. Treasurer's Report

a. Nothing new to report.

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

a. Peter and Sara Marshall at 2118 BMR submitted ARC applications to extend a previously approved application for shrubs around the shed built in 2013; to repaint the trim on the house and garage; and changes in the fence and gate design between the shed and property line on the east side. Peter attended the meeting to explain and discuss the applications.

5. Public Relations/Welcoming Committee/ Community Activities

Nothing new to report

6. Irrigation

a. Two pumps are out for repair at a total cost of \$31,530 to be shared equally with The Elms. Our share is \$15,765.

<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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- b. Mike Blossom is working on policies and procedures for the pump house and irrigation system that will help us manage the system better while avoiding property damage and personal injuries.
- c. Individual lot irrigation meters will be refurbished during the winter months due to rusting and potential failure. Material cost is about \$2 per meter. CoCal will be contacted about doing the work.
- d. It is questionable if Oligarchy Ditch repairs will be completed in time for the 2014 irrigation season. The Oligarchy Irrigation Company's annual meeting will be held on Jan. 9, 2014. Board members will attend.
- e. Mike Stember will apply for supplemental water on Jan. 1, 2014.

7. Old/Unfinished Business

- a. The oil and gas lease with Extraction Oil was approved and signed by the board. We received a check for \$52,919.04 that will be reflected as income in the December financial report. The money will go into the reserve fund.
- b. A revised Collection Policy (Policy #6, Late Payment of HOA Fees) was approved by the board. The Collection Policy conforms to new Colorado state law regarding HOA requirements that take effect on Jan. 1, 2014.
- c. A review of the HOA capital account and future planned expenditures shows a need for significant dues increases. Options will be discussed at future board meetings.

8. New Business

- a. The HOA will renew the annual fee agreement with Hindman Sanchez P.C. as general counsel for 2014.
- b. We received a request and a contract proposal from Cougar Land Services to do seismological testing within the HOA. Following discussion, the board opted to decline the proposal.

9. Next meeting

January 20, 2014, 7 p.m., at Atlas Industrial Contractors, 4155 Mulligan Drive, Longmont (Hwy 66 east of I-25).

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