

Meadow Vale Farm Community Association

April 15, 2013 – 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 irrigation system income received from Elms.
- b. Expenses are over budget by \$750.
- c. Past due accounts total \$4,628.
- d. The HOA's current assets total \$169,631 with \$113,303 of that committed to Reserves.

2. **Treasurer's Report**

- a. Nothing new to report.

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

- a. The requests submitted by Mark Schnepf and Wanda Betts (2208 Meadow Vale Rd.) for the placement of a storage shed in the back yard was approved.
- b. A request from John and Sue Stippich (2155 Meadowlark Place) to paint the exterior of their home was approved.
- c. A request for addition of a small pond in the back yard was approved for Mike and Barb Stember (2232 Meadow Vale Rd).

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

- a. 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.
- b. If you would like to be notified by email for events concerning the community please let us know via mvfhoa@gmail.com.

5. **Irrigation**

<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	VP/Welcome/Architectural/Landscape
Joyce Norris	May-14	303-772-0840	Welcome/Architectural/Landscape

Meadow Vale Farm Community Association

April 15, 2013 – Meeting Minutes

- a. An addendum to the HOA's agreement with Greenbriar was approved by the Board to address interface with Metron regarding irrigation needs.
- b. Anything Underground cleaned out the irrigation sump pump well. This process was monitored by property mgmt. and prompted concern that we should have this done every year to ensure good condition of pump filters. The board agrees that this is necessary maintenance.
- c. The Board discussed current snowpack conditions, requests for supplemental water allotment and water conservancy. A letter will be sent to homeowners via Greenbriar (as directed by the Board) addressing the watering schedules for the season.

6. Old/Unfinished Business

- a. The Board is continuing to gather information to address community mineral rights and will open a discussion to the attendees at the annual meeting.
- b. Property Management will inspect the perimeter fences later this Spring and arrange for any necessary repairs.
- c. CoCal has been given notice to proceed with the repair of the ruts above the lower pond as weather allows this Spring.

7. New Business

- a. The next HOA Board meeting is planned for Monday, May 20th, at 7pm. We are currently looking for a new space for Board meetings. If you wish to attend a meeting please call Management or a Board member for location.
- b. The annual HOA community meeting is scheduled for 1pm on May 18th, 2013. The meeting will again be held at the Fire Station on Pace St. (near 9th Ave.). The board will experience two vacancies this year that need to be filled. If you are interested please contact a board member!

<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	VP/Welcome/Architectural/Landscape
Joyce Norris	May-14	303-772-0840	Welcome/Architectural/Landscape