

Meadow Vale Farm Community Association

Board Meeting Minutes – July 15, 2013

Board Members Present:

Mike Stember, Joyce Norris, Emily Stites, Bill Ewer, Mike Blossom (by phone)

Absent: N/A **Guests:** Jean Smith

1. Jean Smith, 2132 Meadowlark Place, requested a variance to the covenants for a circular umbrella type clothes line. Jean presented an aerial view of the property showing the location of both the preferred umbrella clothes line and a retractable clothes line, which is permitted by the covenants. Jean stated that neighbors on both sides of the Smith property would agree to a variance because the umbrella clothes lines has less visual impact than a retractable clothes line. Jean also showed how the umbrella clothes line, based on the location of both lines, would be less visible from the greenway than a retractable clothes line. The board agreed to consider Jean's request and will do further investigation.

2. Property Manager's Report

- a. The financial report for June 2013 was reviewed and approved.
- b. Income is below budget by \$2,680 due primarily to the timing of the quarterly billing cycle and start of a new fiscal year.
- c. Expenses are under budget by \$10,868 for the same reasons.
- d. Past due accounts total \$592.
- e. Current assets total \$168,812 of which \$118,887 is committed to reserves.
- f. A CD in the amount of \$12,515 will mature on July 21, 2013 and will be rolled over for another year.
- g. The board should review the HOA Reserve Study and its provisions for pump house repairs. The Reserve Study is available for review on the HOA web site.
- h. The board should review HOA Policy #7 regarding Covenant Enforcement in response to non-compliance.

3. Treasurer's Report

- a. Nothing new to report.

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

Requests for architectural and landscaping changes, additions and improvements were received for the following:

- Deitsfield, 2174 Meadow Vale Road, backyard fencing; approved.
- Hill, 2090 Blue Mountain Road, landscaping and move swing; approved.
- Riley, 1926 Meadow Vale Road, install interior fencing; approved.
- Black, 2055 JCK Place, paint house; approved.
- Smith, 2132 Meadowlark Place, umbrella clothesline; under review.

5. Public Relations/Welcoming Committee/ Community Activities

Nothing new to report

6. Irrigation

a. We currently have sufficient irrigation water and there are no plans at this time to restrict watering.

b. An inspection of the irrigation pumps by Wayne Cass, Water Technology Group, confirmed that 3 pumps and motors will need to be removed and refurbished after the pumps are shut down in the fall. This is expected to be a considerable expense. Property Management will request quotes from several companies to perform this work. The alternative is likely pump failure which would result in much higher expense.

c. Property Management will request proposals for annual pump maintenance. The company that currently performs our annual pump maintenance is quitting that line of business after this year.

d. The HOA will make plans to refurbish the irrigation meters during next winter due to meter failures where the bottom plate has rusted completely through, allowing water to leak into the meter housing.

e. The HOA will establish lock out/tag out procedures for the pump house and confined space training requirements and procedures for cleaning out the sump pit in order to comply with OSHA requirements.

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7. Old/Unfinished Business

- a. CoCal will spray for weeds on the greenway walking paths. No new gravel at this time.
- b. Letters will be sent to several property owners regarding concerns about covenant related issues.
- c. CoCal has been retained to repair road ruts on west side of WCR 5.5 by the lower pond. Work should have been completed by now; will follow up to determine work schedule.
- d. CoCal will remove the dead cottonwood tree south of the mail center.
- d. Beginning in August, the board will meet in free meeting room space offered by Atlas Industrial Contractors located at 4155 Mulligan Drive, Longmont, CO. (This is off Hwy 66 just east of I-25.)
- e. Efforts are underway to have an attorney draw up appropriate paperwork to approve negotiation for lease of mineral rights in common areas. Negotiations will be initiated with interested parties. The outcome of these efforts will be presented to all property owners for discussion and approval.
- f. A deadbolt lock has been installed on the door to the pump house.

8. New Business

- a. Discussed actions to be pursued for repeated and continued parking of recreational vehicles in back/side yards and other covenant violations. Reviewed HOA Policy #7 regarding fines for non-compliance.
- b. Discussed adding rain gutters on mail center. No decision.
- c. Discussed placing a sign on road to pump house stating “Service Vehicles Only.” Decided against.
- d. Discussed new and revised Colorado state laws impacting HOA’s. Board will review. State laws regarding HOA’s are available on the HOA web site.

9. Next meeting

August 19, 7 p.m., at Atlas Industrial Contractors, 4155 Mulligan Drive, Longmont (Hwy 66 east of I-25).

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