

# Meadow Vale Farm Community Association Board Meeting Minutes – Sept. 16, 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 August 2013 was reviewed and approved.
- b. Income is below budget by \$3,743; expenses are over budget by \$1,918 due to several irrigation system repairs; past due accounts total \$1,598; current assets total \$153,847 of which \$120,923 is committed to reserves.

## **2. Treasurer's Report**

- a. Nothing new to report.

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

No new requests for architectural and landscaping changes, additions or improvements were received.

## **4. Public Relations/Welcoming Committee/ Community Activities**

Nothing new to report

## **5. Irrigation**

- a. No more irrigation water will be received this year due to damage to diversion and irrigation ditches from the recent rain and flooding. The only irrigation water we will have for the rest of the year is what remains in the upper pond. The water conservation policy will continue in place as follows:
  - each home may water 3 times a week; even addresses on Monday, Thursday and Saturday; odd addresses on Tuesday, Friday and Sunday.
  - no more than 20 minutes of watering per irrigation zone.
- b. Shut down of the irrigation system is scheduled for Oct. 14. The last day for watering will be Oct. 13. Blow-out of the common area irrigation system is scheduled Oct. 16-17. Homeowners can blow out individual systems on Oct. 19-20. A schedule will be posted.

<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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c. Preliminary examination of the pumps indicated that three pumps may need to be refurbished. Recent testing indicates that only two pumps will need to be refurbished. This is estimated to cost about \$20,000 per pump. The Elms has been notified.

### **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. The lease offer will be reviewed by an HOA attorney and an oil/gas attorney before it is finalized. The board will seek approval from property owners before proceeding with the lease. Information will be mailed to all property owners along with an approval form to be signed and returned to the board. An information meeting is scheduled Oct. 15, 6 p.m., at Mead High School.

b. Water from the recent rain entered the mail center near the bottom wall on one side. Rain gutters will be installed on three sides of the mail center to prevent future water damage.

c. The old cottonwood tree north of the mail center is damaged and in danger of falling. It will be removed.

### **7. New Business**

a. As a result of the recent heavy rainfall and street flooding the following corrective actions were identified:

- 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;
- Inspect and clean out culvert under driveway at 2157 MVR so water does not flow over road;
- Inspect western boundary ditch/culvert and clean out if necessary;
- Approved construction of an overflow outlet on the upper irrigation pond and a ditch to direct water from the corn field to the pond to help prevent flooding of the homes below the pond.

b. Residents should register phone numbers with the Weld County Emergency Center.

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## **8. Next meeting**

October 21, 7 p.m., at Atlas Industrial Contractors, 4155 Mulligan Drive, Longmont (Hwy 66 east of I-25).

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