

# Meadow Vale Farm Community Association

## March 18, 2013 – Meeting Minutes

---

**Board Members present:** Bob Reed, Greg Dyer, Cindy Stennette, Joyce Norris, Mike Stember & Emily Stites

**Absent:** N/A

**Guests:** Brian and Kelly Ormesher

### 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 \$1,928.
- c. Past due accounts total \$2,107.
- d. The HOA's current assets total \$161,206 with \$111,636 of that committed to Reserves.
- e. Letters were sent to homeowners with ongoing covenant infractions.

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

- a. A motion to begin budgeting \$50/month for future meeting room was approved by the board.

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

- a. Two requests for architectural review were submitted by Mark Schnepf and Wanda Betts (2208 Meadow Vale Rd.) for a modification to the garage outbuilding and the placement of a storage shed in the back yard. Clarifications are ongoing.
- b. A request for the addition of a gate and replacement of wooden gates with metal in the property fence was made by Anne Shelton (2067 JCK Place).
- c. A request for raised garden beds and an arbor was approved for Brian and Kelly Ormesher (2060 JCK Place).
- d. Property Management will inspect the perimeter fences later this Spring and arrange for any necessary repairs.
- e. CoCal has been given notice to proceed with the repair of the ruts above the lower pond as weather allows this Spring.

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

---

<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

## March 18, 2013 – Meeting Minutes

---

- a. We would like to welcome new neighbors Susan and Thomas Blahak at 2385 Homestead Place.
- b. We would also like to welcome new neighbors Mark Schnepf and Wanda Betts at 2208 Meadow Vale Rd.
- c. 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.
- d. If you would like to be notified by email for events concerning the community please let us know via [mvfhoa@gmail.com](mailto:mvfhoa@gmail.com).

### 5. Irrigation

- a. Property management contacted Anything Underground about cleaning the irrigation sump pump well. This process should occur before mid-April.
- b. The Board had ongoing discussion regarding recurring maintenance items regarding our irrigation systems and the need to hire an irrigation manager.
- c. Discussion regarding current snowpack conditions, requests for supplemental water allotment and future water conservancy is ongoing.

### 6. Old/Unfinished Business

- a. The Board is continuing to gather information to address community mineral rights.

### 7. New Business

- a. The next HOA Board meeting is planned for Monday, April 15th, at 7pm. We are currently looking for a new meeting room 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 being scheduled for May 18<sup>th</sup>, 2013.

---

<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