

# Meadow Vale Farm Community Association Board Meeting Minutes – August 19, 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 July 2013 was reviewed and approved.
- b. Income is below budget by \$1,006; expenses are under budget by \$5,066 mostly due to lower irrigation expenses; past due accounts total \$5,864; current assets total \$166,612 of which \$118,637 is committed to reserves.

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

- a. Nothing new to report.

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

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

- Smith, 2132 Meadowlark Place, clothesline variance. Approved.
- Riley, 1926 Meadowvale Road, add interior fencing. Approved.
- Nelson, 1962 Meadowvale Road, landscaping. More information requested and received. Approved.
- Vinton, 2135 Meadowlark Place, swing set. Approved.
- Glynn, 2186 Meadowvale Road, no application received but building is completed for pole barn-like structure in back yard. Letter sent.

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

Nothing new to report

## **5. Irrigation**

- a. River run water ended on August 18 and we are now on storage water. We have 59.63 acre feet of storage water available. We are currently using 3.68 acre feet a day and need to reduce usage to 1.1 acre feet per day in order for

<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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the storage water to last until mid-October. A water conservation policy was implemented as follows:

- irrigation of common areas was discontinued.
  - 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. Three irrigation pumps need to be refurbished. This is expected to be a considerable expense. The Elms has been notified. There was discussion about how to pay for this expense, including adding the cost to each homeowner's water bill, using the capital fund or a combination of both. Mike Blossom will obtain and evaluate bids. Discussion is ongoing.

### **6. Old/Unfinished Business**

- a. It is likely we will get an offer for leasing the mineral rights under the common area. The board discussed retaining an attorney to advise the board on exactly what is required to proceed legally and properly.
- b. CoCal has completed spraying weeds on the greenway walking paths; completed repairs to the ruts on the hill above the lower pond; removed the dead cottonwood tree west of the mail center; and completed fence repairs.
- c. Water Technology Group replaced the display on the VFD and the heat exchanger which cools that cabinet in the pump house.
- d. Discussion on possible revisions to the Covenant Enforcement Policy to address ongoing or repeat offenses by the same homeowner was postponed.
- e. No decision on rain gutters for the mail center. We will continue observation to determine if there is a problem.

### **7. New Business**

- a. Water Technology Group provided cost estimates to do performance testing on the pumps (\$392) and to remove, disassemble and inspect one pump (\$2,492). Parts and labor to fix any problems found will be in addition. Approved.

### **9. Next meeting**

September 16, 7 p.m., at Atlas Industrial Contractors, 4155 Mulligan Drive, Longmont (Hwy 66 east of I-25).

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