

Meadow Vale Farm Community Association

February 19, 2013 – Meeting Minutes

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

Absent: N/A **Guests:** Leanne Stember

1. **Property Manager's Report**

- a. Income remains above budget as a result of Elms payment on irrigation system expenses.
- b. Expenses are over budget by \$3,465.
- c. Past due accounts total \$6,765.
- d. The HOA's current assets total \$159,736 with \$109,969 of that committed to Reserves.
- e. CoCal's contract has been renewed for 2013.
- f. Letters will be sent to homeowners with ongoing covenant infractions.

2. **Treasurer's Report**

- a. Nothing new to report.

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

- a. Property Management will inspect the perimeter fences later this Spring and arrange for any necessary repairs.
- b. 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**

- a. The bulletin board will soon be replaced in the mail center for homeowners' use to post flyers and information pertinent to the community.
- b. 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.
- c. 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

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- a. The ELMS water meter has been repaired. It will take startup of pumps later on to know whether all is working properly.
- b. The Board held a general discussion regarding recurring maintenance items regarding our irrigation systems and how they should be addressed.
- c. Discussion regarding current snowpack conditions, requests for supplemental water allotment and future water conservancy is ongoing.

6. Old/Unfinished Business

- a. Due to lease offers in the past regarding mineral rights here, the Board is gathering information to address future inquiries. Leanne Stember was invited in to provide some insight regarding drilling techniques.

7. New Business

- a. The next HOA Board meeting is planned for Monday, March 18th, 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.

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