

Meadow Vale Farm Community Association Board Meeting Minutes – October 20, 2014

Board Members Present:

Emily Stites, Peter Marshall, Scott Greenhalge, Mike Blossom, Bill Ewer

Board Members absent:

None

Guests:

None

1. Property Manager's Report

a. The financial report for September 2014 was not available for the board meeting.

2. Treasurer's Report

Nothing new to report.

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

The board received one new request for homeowner projects:

a. McClain at 2141 Meadowlark Place to install new fence; approved.

4. Public Relations/Welcoming Committee/ Community Activities

Two new property owners are welcomed to the community:

- Duane and Lori Bird at 2020 Meadowvale Road

- Joseph and Cynthia McClain at 2141 Meadowlark Place

5. Irrigation

a. Parts for homeowner meter replacements will be installed by Gregg Newby in October/November following the irrigation system shut down.

b. Two pumps need repairs and will be removed from the pump house on October 27. No. 2 pump needs regular maintenance and No. 4 pump, which was repaired last winter, appears to have a bent shaft that will be repaired under warranty.

c. Work to repair/refurbish the removable roof on the pump house will be done by community members of MVF when the roof is removed to take out the two pumps.

<u>Board Member</u>	<u>Term Ends</u>	<u>Telephone #</u>	<u>Board duties</u>
Emily Stites	May-15	303-485-6304	President
Peter Marshall	May-17	720-652-0819	Vice President/ARC chair
Mike Blossom	May-16	303-485-8286	Welcome/Irrigation
Bill Ewer	May-16	303-682-2769	Secretary
Scott Greenhalge	May-17	303-651-3911	Treasurer

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6. Old/Unfinished Business

- a. Letters were sent to 1971 BMR and 2000 MVR regarding work that needs to be done to remove material blocking the culvert and repair the culvert under the road between 1971 BMR and 2000 MVR to allow for water drainage.
- b. Work to be done in the northwest corner near the pond to divert overflow irrigation water from back yards into and through the pond was tabled until spring.
- c. The snow removal contract has been renewed.
- d. The board will get estimates for annual fire hydrant testing and documentation.
- e. Removal of tree stumps near the mail center and planting of new trees was tabled until spring.
- f. RMPM will get estimates of required work and costs for road crack repairs.
- g. The board decided not to proceed with a MVF Community Association website proposal offered by RMPM. We will continue to explore options for developing and maintaining a community website using community resources.

7. New Business

- a. Approved payment to Kent Nelson for rental of his water share in 2014 (\$220).
- b. RMPM will work with the former property management company (Bob and Karen Reed) to calculate annual irrigation charges to MVF and The Elms homeowners that will be included in the December invoice.
- c. The next invoice for September and October homeowner dues and August domestic water was reviewed for accuracy and approved.
- d. The board discussed an appropriate method to identify and respond to covenant violations. RMPM will do a monthly drive through the neighborhood to inspect for violations and report to the board.
- e. The board will develop an annual MVF calendar as a reference for significant HOA activities that occur on a regular basis.
- f. The stop sign at the southwest corner of MVR and MVR (the intersection where MVR continues north into The Elms) has been removed and will be replaced.
- g. RMPM secured a new location for future board meetings at the Riverbend at Mill Village clubhouse, 1601 Great Western Drive.

8. Next meeting

November 17, 2014, 7 p.m., at the Riverbend at Mill Village club house, 1601 Great Western Drive.

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