

# Meadow Vale Farm Community Association Board Meeting Minutes – November 17, 2014

## **Board Members Present:**

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

## **Board Members absent:**

None

## **Guests:**

Pete Michels, Marv Hulbert and Luke Burroughs

► Luke Burroughs, Landscape Maintenance Manager for Longs Peak Landscape, discussed a proposed contract with the HOA for snow removal and presented several contract options. The board approved a 1-year contract at an hourly rate of \$280 per snow event. Longs Peak will plow the entrance roads when there is 2-6 inches of snow accumulation, using sand and ice slicer on the roads as required. Longs Peak will also plow all subdivision roads when snow accumulation is greater than 6 inches up to 12 inches. If snow depth exceeds 12 inches additional charges will apply.

► Marv Hulbert , 2138 BMR, inquired if issues encountered early during the transition from Greenbriar Property Management to Rocky Mountain Property Management had been resolved, specifically billing and communications. The board and RMPM discussed measures taken to satisfactorily resolve those issues.

► Pete Michels, 2040 JCK Place, presented four concerns to the board:

- Covenant violations and lack of enforcement. Pete expressed his concern that covenant violations have a negative impact on neighborhood appearance and property values. The board discussed covenant enforcement options and efforts as well as a recently approved monthly drive-through inspection by RMPM, which will report apparent covenant violations to the board for appropriate follow-up.
- Lack of response to e-mails Pete sent to RMPM requesting information. Gwen Pendergrass, our representative from RMPM, will investigate and respond.
- Lack of a viable HOA website where property owners have access to board minutes and HOA documents/forms. The existing HOA website has not been updated or maintained for over a year since the previous web master discontinued

<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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support of the website and moved from the neighborhood. The board discussed 1. efforts to find a new website host (the board declined a proposal from RMPM to host a website for a monthly fee); and 2. efforts to acquire domain rights to the mvfhoa.org website and update/maintain that website with volunteer management from a resident property owner.

- Potential preventative measures to minimize property risk to home owners in the event of future flooding from neighboring farms and water storage facilities that are at a higher elevation than some of the homes in our community. In an effort to support home owners the HOA approved an installed an overflow pipe in the pond this year. Further potential actions under investigation include berms, ditches and reconstruction of a diversion structure that was damaged in the flood of September 2013. Costs and benefits of the proposed actions (as well as other yet to be identified options) will be evaluated and approved by the board prior to beginning construction. Any homeowners with knowledge of drainage and/or grading are encouraged to contact a board member or attend a board meeting to help with this investigation.

## **1. Property Manager's Report**

a. The financial report for October 2014 was reviewed and approved. Income is under budget by \$3,437; expenses are under budget by \$10,138; past due accounts total \$6,882; current assets total \$254,230 with \$174,028 committed to reserves.

## **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 approval of homeowner projects:

- a. Bustillos at 1935 BMR for exterior painting; approved.
- b. The board approved sending a letter to the Riley's at 1926 MVR requesting removal of an unlicensed/unused pickup truck from the driveway. Covenants prohibit the parking of unusable/abandoned vehicles in the driveway.

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

a. Sara Marshall has volunteered to organize a Christmas light/decoration contest for the neighborhood in December. More details will be provided in a communication posted in the mail center.

## **5. Irrigation**

a. Residential irrigation meter replacement was completed and a map of meter locations was created.

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

a. A replacement stop sign for the southwest corner of MVR and MVR (the intersection where MVR continues north into the Elms) has been received and will be installed when weather conditions permit. The old concrete base needs to be removed and new concrete poured for the new sign.

b. A new contract with Longs Peak Landscaping for snow removal for November 2014 through March 2015 was approved. (See above.)

c. RMPM is reviewing new options for hosting an HOA website at lower cost that it will present to the board. The board is also continuing efforts to have an HOA resident update and maintain a website.

## **7. New Business**

a. An addendum to Gregg Newby's contract for irrigation management was discussed and postponed for further review. The addendum would cover miscellaneous property maintenance and repairs to be performed by Gregg as assigned by the board.

b. The board discussed and is considering options for updating several HOA policies that must be brought into compliance with state law that has been revised several times since our policies were last updated in 2005. We also need a review of the HOA covenants, which were written in 1996, for compliance with state law. RMPM will get a cost estimate from Hindman-Sanchez for the work.

c. The board discussed creating a subcommittee of property owners to study and make recommendations on road maintenance and repairs. The proposal will be discussed further at the December board meeting.

d. Review and discussion of a MVFHOA annual calendar of events and activities was postponed to the December board meeting.

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e. Mike Blossom was assigned to develop a list of pump house safety, security and operations measures that need to be implemented and will be discussed at the December board meeting. The list currently includes:

- replace the pump house door lock and control the distribution of keys to limit access to authorized people;
- install a lock on the electrical cabinet to limit access and prevent accidents;
- implement lock-out/tag-out procedures and requirements;
- filter replacement.

## **8. Next meeting**

December 15, 2014, 7 p.m., at the Riverbend at Mill Village club house, 1601 Great Western Drive.

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