

# Meadow Vale Farm Community Association Board Meeting Minutes – December 15, 2014

## **Board Members Present:**

Emily Stites, Scott Greenhalge, Mike Blossom

## **Board Members absent:**

Peter Marshall, Bill Ewer

## **Guests:**

None

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

a. The financial report for November 2014 was not available at the time of the meeting. After the meeting, the financial report for November 2014 was reviewed. Income is over budget by \$4,570; expenses are under budget by \$12,439; past due accounts total \$7,012; current assets total \$259,766 with \$174,028 committed to reserves.

b. Gwen Pendergrass has left RMPM. Our new contact is Mike Easter (President and Owner of RMPM), and all contact information will remain the same.

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

Nothing new to report.

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

a. The board contacted a home owner who recently completed exterior improvements without architectural review. Please remember to submit applications for all exterior improvements.

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

a. Sara Marshall has organized the Christmas light/decoration contest for the neighborhood. Please submit your vote for the three best houses by emailing meadowvalefarm@gmail.com.

### **5. Irrigation**

<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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- a. The board approved creation of an irrigation sub-committee. The sub-committee will have members of the MVF board, Elms board, and residents of either community that would like to help with irrigation and pump house projects. Mike Blossom will chair the sub-committee, and all projects requiring funds will be brought to the board before proceeding. The first tasks will be to develop a prioritized list of projects and timeline. Emphasis will be placed on projects that are required per to system start-up in the spring. Please contact Mike Blossom if you are interested in being part of the sub-committee.
- b. David Wolfer, a resident of the Elms who owns a landscaping company, recently completed work to prevent further erosion at the diversion structure. The board will pursue reimbursing David for some of the materials used in completing this project.
- c. One of the two pumps that was removed in the fall will be covered under warranty. Both pumps are on-track to be ready for spring start-up.
- d. The board is prepared to submit our annual supplemental water requests to St. Vrain/Left Hand Water Conservancy District and Longs Peak Water District on January 1<sup>st</sup>.
- e. The annual Oligarchy Ditch Company meeting is tentatively scheduled for January 8<sup>th</sup>. One of the board members will attend this meeting.

### 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. RMPM will follow up on getting this work completed.
- b. Dave Maciorowski has volunteered to update our [www.mvfhoa.org](http://www.mvfhoa.org) website. He is working on design and content, and we will send out a notification once the website ‘goes live.’
- c. The board again discussed 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 and another HOA attorney firm for the work.

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- d. The board discussed options for insuring individuals that do work for our community. RMPM is going to check what our current insurance policy covers.
- e. The board again discussed the need for a road maintenance and repairs sub-committee. However, the committee will not be formally formed until the spring to allow board members to focus on other tasks.

### **7. New Business**

- a. The non-functioning light at the mail house will be investigated and replaced.
- b. The board has completed research on the fire hydrant system and approved signing a contract to have the fire hydrant system tested by Distribution System Resources. All fire hydrants in the neighborhood will be tested. The results will be documented and communicated to both the board and Mountain View Fire Protection District.

### **8. Next meeting**

January 19, 2014, 7 p.m., at Panera Bread, 425 Ken Pratt Boulevard.

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