

Meadow Vale Farm Community Association Board Meeting Minutes – July 21, 2014

Board Members Present:

Peter Marshall, Scott Greenhalge, Bill Ewer, Mike Blossom

Board Members absent:

Emily Stites

Guests:

None

1. Property Management Transition

Greenbriar Management Company, which has been our HOA management company for several years, was sold to Rocky Mountain Property Management (RMPM) of Loveland. Our contract with Greenbriar was transferred to RMPM. Renee Ollmann, Director of Operations for RMPM, attended the board meeting to facilitate the transition of HOA affairs to RMPM. The board had many questions for Renee and Bob Reed, former owner of Greenbriar, regarding the transition and our future relationship with RMPM. The board is comfortable with the change in management companies and will work with RMPM to assist the transition. The board thanks Bob and Karen Reed for their many years of service to the HOA.

2. Property Manager's Report

a. The financial report for June 2014 was reviewed and approved. Income is under budget by \$5,155; expenses are under budget by \$6,918; past due accounts total \$917.43; current assets total \$230,072 with \$165,888 committed to reserves.

3. Treasurer's Report

a. Nothing new to report.

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

The board received one new request for approval of homeowner projects:

a. Caldwell at 2197 Meadowlark Place to repaint the house. Approved.

<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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b. Two homeowner projects were reported to the board for which no ARC forms have been submitted:

- Glynn at 2186 has installed a new fence. A letter will be sent requesting an ARC form for the improvement and reminding the homeowner of covenant requirements for review and approval of property improvements or changes before the work is completed.

- Mackey at 2220 MVR is installing a retaining wall and a cement pad. The property has been accessed through the greenway, damaging the grass. A letter will be sent requesting an ARC form for the improvement, reminding the homeowner of covenant requirements for review and approval of property improvements or changes before the work is completed, and requesting that the damaged greenway be repaired to its original condition.

5. Public Relations/Welcoming Committee/ Community Activities

Nothing new to report.

6. Irrigation

a. Copper sulfate was applied to the pond on June 23 to control algae.

b. Pump #2 has wear damage and needs to be repaired. The pump will be scheduled for maintenance/rebuilding after the irrigation season.

c. Gregg Newby replaced the screens on the pump.

d. Discussed the need to dredge/clean out the pond. The board will get cost estimates.

7. Old/Unfinished Business

a. Reviewed work pending in several areas to better handle heavy rainfall/drainage. Work not yet done.

8. New Business

a. The board will review options available through RMPM to manage and maintain the MVFCA web site. We will also continue discussion with one of our property owners about updating and maintain the web site.

b. Gregg Newby will be invited to the August board meeting to discuss pump house, pond and irrigation issues/procedures and assist with the property management transition to RMPM.

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9. Next meeting

August 18, 2014, 7 p.m., at Atlas Industrial Contractors, 4161 Mulligan Drive, Longmont (east of I-25 and north of hwy. 66).

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