

Meadow Vale Farm Community Association

Board Meeting Minutes – August 18, 2014

Board Members Present:

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

Board Members absent:

None

Guests:

Marv Hulbert

1. Property Manager's Report

a. The financial report for July 2014 was reviewed and approved. Income is under budget by \$3,894; expenses are under budget by \$9,716; past due accounts total \$7,011.97; current assets total \$247,111 with \$171,343 committed to reserves.

2. Treasurer's Report

a. Nothing new to report.

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

The board received two new requests for approval of homeowner projects:

- a. Schauer at 2000 MVR for landscaping and a cement basketball pad in rear lot; approved with stipulation of a 15-foot setback from property lines for the cement pad.
- b. Nelson at 1962 MVR for a shade cover on barn; approved.

4. Public Relations/Welcoming Committee/ Community Activities

a. Brief discussion about options for a potential community activity in the fall. A final decision is pending further discussion and investigation.

5. Irrigation

a. Parts have been fabricated for homeowner meter replacements. Some meters have rusted out on the bottom, causing flooding in the 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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boxes. The meters are not used. The board will get cost estimates to have the meters replaced before end of irrigation season.

b. Discussed the need to dredge/clean out the pond after irrigation season and the pond is drained. The board will investigate options, discuss with The Elms and get cost estimates. The Elms will share in the cost.

6. Old/Unfinished Business

a. Remove material blocking the culvert and repair culvert under the road between 1971 BMR and 2000 MVR to allow for water drainage. Homeowners will be notified.

7. New Business

a. Discussed transition from Greenbriar Management to Rocky Mountain Property Management. The board asked that RMPM, our new management company, contact Greenbriar, to request the following:

- a list of all undocumented activities performed by the management company or board members;
- a copy of all electronic files maintained by Greenbriar;
- a list of all vendors previously used for various HOA activities;
- schedule an exit interview with Bob Reed prior to August 27.

b. Snow removal contract. Contact vendor to renew contract.

c. Fire hydrant testing. Need to determine testing frequency requirement and contact vendor.

d. Road crack repairs. Contact the previous vendor to request an inspection and bid on repairing road cracks.

e. Replacing dead trees that have been removed. Table until spring.

f. Schedule a walk-through with CoCal to locate and map irrigation valves.

8. Next meeting

September 15, 2014, 7 p.m., at Atlas Industrial Contractors, 4161 Mulligan Drive, Longmont (east of I-25 and north of highway 66).

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