

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

Board Members Present:

Emily Stites, Peter Marshall, Scott Greenhalge, Mike Blossom

Board Members absent:

Bill Ewer

Guests:

Bill Aufderheyde, Larry Schroeder, Bill Shibles

1. Property Manager's Report

a. The financial report for August 2014 was reviewed and approved. Income is under budget by \$2,313; expenses are under budget by \$3,504; past due accounts total \$7,141; current assets total \$224,092 with \$175,413 committed to reserves.

2. Treasurer's Report

a. Need to ensure that all irrigation-related expenses are being properly categorized to prepare for our annual irrigation bill to the Elms..

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

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

a. Marshall at 2118 BMR for painting shed and installing a wall; approved

4. Public Relations/Welcoming Committee/ Community Activities

a. Nothing new to report

5. Irrigation

a. Parts have been fabricated for homeowner meter replacements. Some meters have rusted out on the bottom, causing flooding in the irrigation. Gregg Newby will install the meter replacements at the end of the irrigation season.

b. Mike B. gave members of the Elms HOA a tour of the pump house. We will work more closely with the Elms on the start-up and shut-down of the system.

c. The winterization schedule for the pump house and irrigation system has been drafted. As in previous years, compressors will be rented and will be available for

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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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homeowners to use to blow-out individual systems. The schedule will be distributed and posted in the mail center once finalized.

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. RMPM has a website company that we can use to host a MVF Community Association website. The website will be capable of on-line bill payment and architectural review. The Board will review the demo website and decide whether or not to proceed.

c. The Board has determined that the neighborhood fire hydrants (which we own) should be tested annually to comply with the National Fire Protection Association recommendations. The Board will be pursuing an appropriate contractor and arranging the testing.

8. Next meeting

October 20, 2014, 7 p.m., at location TBD. A notice will be posted in the mail center with the meeting location.

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