

Meadow Vale Farm Community Association Board Meeting Minutes – October 19, 2015

Board Members Present:

Peter Marshall, Scott Greenhalge, Mike Blossom, Bill Ewer, Kelly Gubanich

Board Members absent:

None

Guests:

Jeff Willcutts, PML; Bob Danos, PML

The board meeting convened at 7:00 p.m.

Minutes of the September 21, 2015 board meeting were approved.

1. Property Manager's Report

- a. A contract was signed with Apex Paving for repairs to the entrance road.
- b. HOA financial documents related to the transfer of property management companies in 2014 and 2015 were submitted to CPA John Power for review.
- c. A request for bids to install rain gutters and heat tape on the mail center has been submitted.
- d. Discussed delinquent payments for HOA dues and domestic water. Discussed policy regarding collections and late payments. Revisions to the policy will be developed and presented to property owners at the HOA 2016 annual meeting.

2. Treasurer's Report

- a. The September financial report was reviewed and discussed. Income is on budget and expenses are under budget through September. Total assets are \$288,143.03 with \$174,028.29 allocated to reserves.
- b. A motion was made and approved to transfer \$25,000 from cash in the bank into the money market account.

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

- a. Zachemsky, 2274 MVR, submitted a request to install standard 3-rail fencing to enclose the yard. Approved.

<u>Board Member</u>	<u>Term Ends</u>	<u>Telephone #</u>	<u>Board duties</u>
Peter Marshall	May-17	720-652-0819	President/ARC chair
Scott Greenhalge	May-17	303-651-3911	Vice President
Mike Blossom	May-16	303-485-8286	Welcome/Irrigation
Bill Ewer	May-16	303-682-2769	Secretary
Kelly Gubanich	May-18	303-808-0401	Treasurer

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4. Public Relations/Welcoming Committee/ Community Activities

- a. Welcome to the Ruben Martinez family, new property owners at 2130 MVR.

5. Irrigation

- a. Discussed dredging silt from the irrigation pond in spring 2016. Dredging will increase pond capacity. Will get cost estimates. Cost will be shared with the Elms.
- b. Discussed the need for pump and motor overhaul in 2017.
- c. Discussed the need to document procedures and future management of the irrigation system.

6. Old/Unfinished Business

- a. Discussed the need to develop a green belt maintenance budget for 2016-2017 including fence inspection and repairs, pathway repairs, irrigation system repairs and roadway island maintenance.
- b. About 50 sprinkler heads were replaced by volunteers on Oct. 3. Additional problems were discovered with irrigation controllers and solenoids that need to be repaired or replaced.
- c. A property owner meeting was tentatively scheduled for Dec. 5 to discuss and vote on the Left Hand Water District proposal to assume ownership and responsibility for the domestic water system. Information will be mailed to property owners prior to the meeting.
- d. Discussed future road repairs and the need to determine the root cause of damage and develop a budget for repairs.

7. New Business

- a. Policies and Procedures update.
- b. Discussion of property maintenance items, including greenway fencing repairs and painting of the pump house and mail center, was tabled.

8. Next meeting

- a. The meeting adjourned at 8:53 p.m. The next board meeting is November 17, 2015, 7 p.m., at PML, Inc., 1155 S. Main Street, #1A, Longmont.

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