

# Meadow Vale Farm Community Association Board Meeting Minutes – November 17, 2015

## **Board Members Present:**

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

## **Board Members absent:**

None

## **Guests:**

Jeff Willcutts, PML

The board meeting convened at 6:59 p.m.

Minutes of the October 19, 2015 board meeting were approved.

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

Nothing new to report.

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

a. The October financial report was reviewed and discussed. Income is on budget and expenses are under budget through October. Total assets are \$297,795.49 with \$174,028.29 allocated to reserves.

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

Nothing new to report.

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

Nothing new to report.

## **5. Irrigation**

a. Discussed irrigation system maintenance and repairs to be done before spring start up, including pond dredging, sprinkler head replacement in greenways, wiring and installing a new controller in the pump house.

<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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## 6. Old/Unfinished Business

- a. Repairs to the entry way road were completed in October at a cost of \$17,772.
- b. Installation of rain gutters and heat tape on the mail center is pending.
- c. Painting of the mail center and pump house was tabled for future discussion.
- d. Discussed need to replace mail center lights/fixtures. Approved buying and installing two LED light fixtures.
- e. A special property owners meeting to discuss and vote on finance options for the domestic water system is scheduled for Saturday, Dec. 5, at Mead High School.
- f. Discussed need to develop a long range plan and budget for repairs and maintenance of HOA property.

## 7. New Business

- a. Reviewed and discussed updates to HOA Policies and Procedures. Deferred further discussion until Bob Danos is present to provide guidance.
- b. Discussed details of the special property owners meeting and the importance of having a quorum of property owners attend or sign proxies for a vote.

## 8. Next meeting

- a. The meeting adjourned at 8:46 p.m. The next meeting is a special property owners meeting on December 5, 9 a.m., at the Mead High School cafeteria (12750 Weld County Road 7). The board will hold its December meeting following the special meeting.

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