

# Meadow Vale Farm Community Association Board Meeting Minutes – March 16, 2015

## **Board Members Present:**

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

## **Board Members absent:**

None

## **Guests:**

Jeff Willcutts, PML

Susan Alvarez, PML

Brian Ormesher, property owner

Charles Zachemsky, property owner

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

a. Discussed property management transition plan from RMPM to PML, Inc. including:

- Mail received by RMPM
- Invoices to be paid
- Homeowner checks to be deposited
- March homeowner statements to be prepared
- Domestic water reading/billing
- HOA records and contracts
- Planning for HOA annual meeting on May 4

## **3. Treasurer's Report**

The February financials are under review/verification by PML due to the transfer of management companies.

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

a. Two new architectural review requests were submitted and reviewed:

- Zachemsky, 2274 Meadow Vale Road, construction of an out building on the east side of home; approved.
- Ormesher, 2060 JCK Place, construction of a garden shed in back yard; 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

# Meadow Vale Farm Community Association Board Meeting Minutes – March 16, 2015

## 5. Public Relations/Welcoming Committee/ Community Activities

Paul and Kerstin Williams are new property owners at 1926 Meadow Vale Road. They have two children, Alex and Hanna. Welcome to the neighborhood.

## 6. Irrigation

- a. Two pumps have been repaired and will be installed in the pump house prior to the beginning of irrigation season in mid-April. We currently anticipate that we will begin filling the pond and start up the system for testing on April 20.
- b. We received an annual assessment of \$1,100 (\$200 per share for 5.5 shares) from the Oligarchy Irrigation Company. We have not yet received an assessment from the Lower Oligarchy Ditch Company.
- c. Kent Nelson has agreed to rent his 1.1 shares of irrigation water to the HOA again in 2015.
- d. An irrigation work day is scheduled for Saturday, March 21, to perform repairs and improvements in and around the pump house prior to the irrigation season.

## 7. Old/Unfinished Business

- a. Confirmed that Gregg Newby has a liability insurance coverage provided by the HOA. PML will inquire about adding other independent contractors to the existing policy.
- b. PML will investigate acquiring a debit card for use by board members on an as-needed basis for miscellaneous purchases.
- c. Left Hand Water district has repaired a valve causing low flow in the fire hydrant water system. DSR will test the system next week.
- d. The board approved new signs that prohibit sledding on the hills near the mail center and water activities in the ponds. The signs are intended to minimize the risk of accidents. PML will arrange for the signs to be made and installed.
- e. We will initiate discussion with Left Hand Water District to take over ownership and responsibility for the domestic and fire water supply lines within the HOA.
- f. Discussed the need for a road repair committee. PML will research and propose a professional to inspect the roads and make repair recommendations.
- g. Nominations for a new HOA board member are being solicited. Election of a new board member will occur at the annual meeting. Property owners are encouraged to contact a current board member if they are interested in serving on the board.

<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

# Meadow Vale Farm Community Association Board Meeting Minutes – March 16, 2015

h. PML will do a bi-weekly inspection of the neighborhood and report potential covenant violations to the board for review and follow-up.

i. Postponed for future discussion:

- Removal or grinding down of tree stumps near the mail center and planting of new trees; services of a professional arborist may be considered;
- MVF annual activities calendar;
- Updated HOA policies.

## **8. New Business**

a. The HOA annual meeting is scheduled for Monday, May 4, 6:30 p.m. in the cafeteria at Mead High School.

b. A neighborhood “dump day” is scheduled for Saturday, May 16. Joan Blossom and Deb Jones will provide one dumpster and the board approved \$230 for the HOA to pay for a second dumpster. Details will be provided prior to the event.

## **9. Next meeting**

The meeting adjourned at 9:20 p.m. The next board meeting is April 20, 2015, 7 p.m., at PML, Inc., 1155 S. Main Street, #1A, Longmont.

<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