

Meadow Vale Farm Community Association Board Meeting Minutes – April 20, 2015

Board Members Present:

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

Board Members absent:

None

Guests:

Jeff Willcutts, PML

Bob Danos, PML

The board meeting convened at 7:02 p.m.

1. Property Manager's Report

a. Discussed status of property management transition issues from RMPM to PML, Inc. including:

- Invoices to be paid
- Homeowner checks to be deposited
- Homeowner billing statements
- Domestic water reading/billing
- Billing update for The Elms
- Planning for HOA annual meeting on May 4
- Update on current and potential covenant violations

2. Treasurer's Report

The March financial report was reviewed and approved. Income is under budget due to ongoing review, collection and accounting of homeowner dues and domestic water charges subsequent to the transition from Rocky Mountain Property Management to PML, In. Expenses are under budget. Current assets are \$251,070.59 with \$174,028.29 committed to reserves.

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

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

| <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 – April 20, 2015

- Hulbert, 2138 BMR, to replace small evergreens around flag pole with 24-inch hedge; approved.
- Shelton, 2067 JCK Place, to replace existing wood gates with metal gates; approved.

4. Public Relations/Welcoming Committee/ Community Activities

Nothing new to report.

5. Irrigation

a. Two pumps have been repaired and will be installed in the pump house at the end of April, after which the system will be pressurized, tested and repaired as necessary. We currently expect the pond to begin filling the week of April 20. Homeowners will be notified when water is available for irrigation.

6. Old/Unfinished Business

- a. PML is working to update liability insurance for independent contractors.
- b. Fire hydrant testing is completed.
- c. Signs for the hill near the mail center and ponds will be ordered and installed.
- d. Neighborhood dump day is scheduled for Saturday, May 16, 8 a.m. Two dumpsters will be located at the north end of BMR.
- e. Activities in progress include:
 - Removal of dead trees/tree stumps and planting of new trees; an arborist will be consulted for recommendations;
 - Road repairs; preliminary proposals have been received and the board will meet with contractors to discuss options;
 - Representatives from Left Hand Water District will attend the June 15 board meeting to present and discuss a proposal for transfer of domestic water and fire hydrant lines from the HOA to Left Hand;
 - Updated HOA policies; to be determined;
 - MVF annual activities calendar; under development;
 - Procurement card for board members; tabled;
 - Rainfall/water runoff handling; tabled.

| <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 – April 20, 2015

7. New Business

a. The HOA annual meeting is scheduled for Monday, May 4, 6:30 p.m. in the cafeteria at Mead High School. Homeowners are encouraged to give proxies to a board member or PML if they are unable to attend the meeting in person.

9. Next meeting

The meeting adjourned at 9:20 p.m. The next board meeting is May 5, 2015, following the annual meeting at Mead High School.

| <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 |