

Meadow Vale Farm Community Association

Board Meeting Minutes – June 15, 2015

Board Members Present:

Scott Greenhalge, Mike Blossom, Bill Ewer, Kelly Gubanich

Board Members absent:

Peter Marshall

Guests:

Jeff Willcutts and Bob Danos, PML

Larry Schroeder and Donna Schmidt, The Elms Board of Directors

The board meeting convened at 7:04 p.m.

Minutes of the May 4, 2015 board meeting were approved.

1. The Elms

Larry and Donna reported that a review of The Elms financial records revealed that The Elms has been paying one-half of the annual cost of MVF water (irrigation) shares for at least the last six years. MVF water shares are not shared by The Elms, which has its own water shares. Water operations costs are shared equally between MVF and The Elms, and it appears that one-half of MVF water share costs were mistakenly included in the annual billing to The Elms for water operations costs. A motion was made, seconded and approved to reimburse The Elms \$2,992 in erroneously billed water share costs.

2. Property Manager's Report

a. Federal taxes for the 2014-2015 fiscal year ending June 30 are due on August 15. PML will retain a CPA to review and prepare our tax returns for filing.

b. PML is researching options for having a CPA audit our financial records. The CPA formerly used by PML no longer does HOA audits. There are fewer CPA's willing to do HOA audits because of increased liability under a new state law.

c. The term of our certificate of deposit at Guarantee Bank ends in July. We can get a significantly better interest rate at AmeriFirst Bank. A motion was made, seconded and approved to combine the funds from the Guarantee Bank CD

<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	303-449-4430	Treasurer

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Board Meeting Minutes – June 15, 2015

(\$12,559.80) with about \$93,000 from cash and working capital to purchase a new 30-month CD for approximately \$105,000 at AmeriFirst Bank at 1.05% interest.

3. Treasurer's Report

- a. The 2014-2015 fiscal year-end (May 30) financial report was reviewed and approved. A reserve contribution of \$27,176 will be made during the 2015-2016 fiscal year.
- b. The board discussed changing the HOA financial year from the current fiscal year (June 1-May 30) to a calendar year to help simplify financial record keeping and reporting. The change requires approval from HOA membership and will be presented for vote at the 2016 annual meeting.

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

- a. One new architectural review request was submitted and reviewed:
 - Michels, 2040 JCK Place, to install solar panels on south and west facing roof top; approved
- b. Discussed proposal for a 3-member volunteer Architectural Review Committee (ARC). Postponed for further discussion at the July 20 board meeting.
- c. Discussed the condition of center islands in roadways, including removal of dead evergreen shrubs, clean-up and replanting. PML will get recommendations for landscaping and bids for work to discuss at the July 20 board meeting.
- d. Discussed the condition of walking paths in greenways. The paths are eroded in many locations, full of weeds and gravel has been dissipated. PML will get estimated costs to repair the walking paths and install new gravel.

5. Public Relations/Welcoming Committee/ Community Activities

- a. Welcome to new property owners James and B.J. Knez at 2009 BMR.
- b. Discussed seeking volunteers for a Welcoming Committee and decided to recommend that the existing Social Committee also take on duties of a Welcoming Committee. This proposal will be made to the Social Committee.

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Board Meeting Minutes – June 15, 2015

6. Irrigation

- a. The upper pond overflowed on June 8 due to high inflow and low irrigation use. Water flooded the pump house and into the Michels' back yard. Investigation revealed that the overflow pipe installed in 2014 on the northwest side of the pond is set too high. It will be removed and reset lower with greater extension into the pond to better handle high water and reduce flooding risk.
- b. There is an HOA-owned irrigation ditch that runs adjacent to the old farm house on CR 5.5. It is overgrown and not maintained. A motion was made, seconded and approved to remove debris and clean up the ditch at a cost not to exceed \$2,000.

7. Old/Unfinished Business

- a. Left Hand Water District is still working on a proposal for the HOA to transfer domestic water and fire hydrant lines to Left Hand.

8. New Business

- a. HOA members with road or construction experience are invited to participate on a volunteer road committee to investigate causes of road deterioration, analyze options and make recommendations for repair to the board.

9. Next meeting

The meeting adjourned at 8:57 p.m. The next board meeting is July 20, 2015, 7 p.m., at PML, Inc., 1155 S. Main Street, #1A, Longmont.

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