

# Meadow Vale Farm Community Association

## Board Meeting Minutes – July 20, 2015

### **Board Members Present:**

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

### **Board Members absent:**

None

### **Guests:**

Jeff Willcutts and Bob Danos, PML

The board meeting convened at 7:06 p.m.

Minutes of the June 15, 2015 board meeting were approved.

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

a. General discussion regarding potential revisions to covenants, policies and procedures.

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

a. The June financial report was reviewed and discussed. Income is over budget and expenses are under budget through June. Total assets are \$292,819.58 with \$174,028.29 allocated to reserves.

b. The final cost for clean-up and trash removal from the irrigation ditch adjacent to the old farm house on CR 5.5 was about \$2,300.

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

Nothing new to report.

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

a. The Social Committee will assume the duties of a Welcome Committee for new property owners.

<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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### 5. Irrigation

a. We need to replace/repair about 128 sprinkler heads in the greenways that are not working properly. We received an estimate of over \$15,000 from CoCal to purchase materials and do the work. A motion was made and approved to purchase the materials and ask for volunteers to perform the work. It is estimated that with 10-12 volunteers we can perform the work in less than a day at about half the contractor cost. Mike Blossom will make plans for the volunteer work day.

### 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. It will likely be September before Left Hand has a proposal for us to consider.

b. CPA's are not willing to do an "official" audit of HOA financials due to increased liability and insurance cost under new state law. However, CPA's are willing to do a "review" of financials that provides essentially the same information without the official stamp of an audit. PML has identified a CPA who will do the review and will get a cost estimate.

c. PML will obtain scope of work and cost estimates for road repairs from 2 contractors.

d. The warning signs for the hills (no sledding) and lakes (stay out of water) are completed and scheduled to be installed.

e. PML has retained a CPA to prepare and file 2014-2015 tax returns that are due on August 15.

f. Greenway paths are in need of maintenance and new gravel. However, the project is not included in the 2015-2016 budget and was postponed for future consideration.

g. The term of our CD at Guarantee Bank ends on July 21 and will not be renewed. The CD funds will be withdrawn and combined with other available funds from cash in the Guarantee Bank account to purchase a 30-month CD from AmeriFirst Bank for approximately \$105,000. The new CD will earn 1.05% interest.

f. The center islands in roadways need removal of dead trees and evergreen shrubs, clean-up and replanting. We will get recommendations for landscaping, cost estimates for materials and plan to schedule a volunteer work day to do the work.

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## 8. New Business

- a. A motion was made and approved to provide up to \$300 in funding for an HOA social event on September 12. Plans and activities will be finalized and shared with property owners prior to the event.
- b. Reviewed a draft of an annual schedule of board responsibilities and duties. The schedule is a living document that will be updated as needed and used to plan monthly and annual board activities.

## 9. Next meeting

The meeting adjourned at 9:27 p.m. The next board meeting is August 17, 2015, 7 p.m., at PML, Inc., 1155 S. Main Street, #1A, Longmont.

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