

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

Board Members Present:

Peter Marshall, Scott Greenhalge, Bill Ewer

Board Members absent:

Mike Blossom, Kelly Gubanich

Guests:

Jeff Willcutts, PML

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

Minutes of the July 20, 2015 board meeting were approved.

1. Property Manager's Report

- a. Discussed weeds in greenway paths; check CoCal contract to determine if spraying for weeds in pathways is included in contract. Also discussed general condition of pathways and future repair of erosion and re-conditioning.
- b. Discussed HOA liability insurance renewal and need to review policy for coverage limits.

2. Treasurer's Report

- a. The July financial report was reviewed and discussed. Income and expenses are slightly over budget through July. Total assets are \$278,657.09 with \$174,028.29 allocated to reserves. There is \$7866.78 in uncollected dues.

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

Nothing new to report.

4. Public Relations/Welcoming Committee/ Community Activities

- a. There is an HOA social event scheduled for Sept. 12. The Social Committee will notify property owners of event details when plans are finalized.

<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. Replacement sprinkler heads and other materials to repair the sprinklers in greenways have been ordered. A volunteer day will be scheduled to do the repairs.

7. Old/Unfinished Business

- a. Left Hand Water District will present a proposal at the September board meeting for the HOA to transfer domestic water and fire hydrant lines to Left Hand.
- b. A CPA has been retained to conduct a review of HOA financial records.
- c. Apex has been retained to repair the entrance roads and work will be scheduled in September. Apex will also inspect the interior roads and resubmit a proposal for repairs. PML will also get proposals from 1 or 2 other companies.
- d. The warning signs for the hills (no sledding) and lakes (stay out of water) have been installed.

8. New Business

- a. The existing MVF HOA information guide was reviewed. It was produced in 2003 and much existing information is out of date. The information guide will be re-written and updated.
- b. The HOA has been notified that river run water for irrigation will end soon and we will be on storage water for the remainder of the irrigation season. Water restrictions will be imposed when river run water is stopped. Information will be posted at the mail center when water restrictions are implemented.
- c. PML and the board will review the existing snow removal contract for renewal.
- d. The HOA received thank you notes from the Newby family for flowers and food provided for memorial services for Betty Ann Newby, Gregg's mother.

9. Next meeting

The meeting adjourned at 8:24 p.m. The next board meeting is September 21, 2015, 7 p.m., at PML, Inc., 1155 S. Main Street, #1A, Longmont.

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