

Meadow Vale Farm Community Association Board Meeting Minutes – January 18, 2016

Board Members Present:

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

Board Members absent:

None

Guests:

Bob Danos, Jeff Willcutts and Lauren Hofmann, PML

Ann Stephens, MVF homeowner

Chris Smith, Left Hand Water District

The board meeting convened at 7:00 p.m.

Minutes of the December 5, 2015 special homeowners meeting and board meeting were approved.

Ann Stephens, who is employed in the oil and gas business, discussed the well being drilled north of Hwy. 119 and east of Fairview Ave. The well will be drilled to about 7,000 feet below the surface. Multiple horizontal drill lines will extend eastward about one mile under the Meadow Vale Farm property. The well operators will not begin fracking to produce oil and gas until later, depending on the price of oil. It is unknown if they will begin producing before the end of 2016. Ann provided board members with a map showing the location of the drill lines.

Chris Smith discussed the schedule of activities for Left Hand Water District to take over ownership and responsibility of the domestic water system and the fire hydrant water distribution system from MVFHOA. A motion was made and seconded, and the board approved the final agreement to transfer the domestic water system and fire hydrant distribution system to LHWD effective February 1, 2016. A motion was also made and the board approved payment of \$255,744 to LHWD to be made January 29, 2016 for transfer of the domestic water system. LHWD will install new water meters at every residence on February 1, 2016. LHWD will mail a newsletter to all homeowners prior to the transfer explaining domestic water policies, billing procedures and other information.

<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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1. Property Manager's Report

Lauren Hoffman will replace Jeff Willcutts as the PML property manager for MVFHOA.

2. Treasurer's Report

a. The December financial report was reviewed and discussed. Income is above budget and expenses are under budget through December. Total assets are \$306,848.48 with \$174,028.29 allocated to reserves.

3. Architectural/Landscape Committee

(Please submit requests before beginning projects)

Nothing new to report.

4. Public Relations/Welcoming Committee/ Community Activities

Nothing new to report.

5. Irrigation

a. Board members attended the 2016 annual meeting of the Oligarchy Ditch Company. The 2016 annual assessment will be \$200 per share, same as 2015. Burch Lake will be drained for state required repairs and will not be filled in 2016. That means there will be no storage water of MVF and The Elms. When river run water ends, about end of July in normal water years, MVF and The Elms will only have about six days of water available at typical usage rates. Efforts are being made to rent Colorado Big Thompson water to help get us through the summer irrigation season after river run ends.

6. Old/Unfinished Business

a. Installation of rain gutters on the mail center will be done in the spring.

7. New Business

a. Snow removal. Discussed concerns about snow removal and reviewed the contract with Long's Peak Landscape. Bob Danos will meet with Longs Peak to discuss snow removal and sanding expectations and current bills. The board will explore other options for vendors to remove snow from HOA roads next season.

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8. Next meeting

a. The meeting adjourned at 8:57 p.m. The next board meeting is scheduled for February 15, 7:00 p.m., at PML, Inc., 1155 S. Main, Suite 1A, Longmont.

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