

Meadow Vale Farm Community Association Board Meeting Minutes – October 17, 2016

Board Members Present:

Scott Greenhalge, Peter Marshall, Jim Eyk, David Mackey, Bill Ewer

Board Members absent:

None

Guests:

Lauren Hofmann, PML

Mike Stember, 2232 Meadow Vale Road

The board meeting convened at 6:02 p.m.

Minutes of the September 19, 2016 board meeting were approved.

1. Additions to agenda

a. Oil and Gas Lease. The board discussed the HOA's Oil and Gas Lease with Extraction Oil and Gas, the Division Orders received by the HOA for distribution of royalty payments, and the need to consult an attorney prior to signing and returning the division orders. We also need to verify the Interest Decimal on the Division Orders as provided by Extraction Oil and Gas. It was also noted that board members have received inquiries from residents regarding the disposition of Division Orders received by individual property owners. **THE BOARD CANNOT GIVE LEGAL ADVICE TO INDIVIDUAL HOMEOWNERS.**

2. Architectural/Landscape Committee

(Please submit requests before beginning projects)

a. George Rinard, 1805 MVR, request to repaint house in original colors.

Approved.

b. Gary and Marianne Harbaugh, 1990 MVR, request to install 3-rail fence and 2 gates on rear and sides of property. Approved with stipulation that the east side wing fence be moved to align with the rear corner of the house as per covenants.

c. A motion was made and approved to postpone new tree plantings this year and reallocate the tree planting budget (\$2,231) to additional road repairs.

<u>Board Member</u>	<u>Term Ends</u>	<u>Telephone #</u>	<u>Board duties</u>
Scott Greenhalge	May-17	303-651-3911	President
Peter Marshall	May-17	720-652-0819	Vice President
Jim Eyk	May-19	303-772-0261	Irrigation
Bill Ewer	May-19	303-682-2769	Secretary
David Mackey	May-19	303-776-6537	Treasurer

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3. Social/Welcome Committee

- a. The Fall Festival was held on Oct. 8 with a chili cook-off , pie contest and pumpkin decorating. About 30-35 residents attended. The next social event, a hayride and caroling around the neighborhood, is tentatively scheduled for Dec. 17. Thanks to the Social Committee for planning and preparing for these events.
- b. Welcome baskets were distributed to all new residents in 2016.
- c. The board discussed methods to improve communications among residents. Next Door, an internet program used by other HOA's, will be investigated as a potential community communications channel.

4. Irrigation Committee

- a. The pump house was shut down for the season on Oct. 10 and pump No. 4 was pulled out for maintenance. Irrigation operation expenses for the year will be billed to property owners in November.

5. Roads and Snow Removal Committees

- a. Road patching and sealing by Apex Paving has been completed. Left Hand Water will install new asphalt, including extended road repairs, within the next two weeks at the locations where it is making water and fire line system improvements.
- b. A motion was made and approved to accept the CoCal time and materials contract for snow removal in 2016-2017.
- e. A new policy drafted by the Roads and Snow Removal Committees on road maintenance and snow/ice removal will be finalized and considered for adoption at the November 14 board meeting.

6. New Business/PML Report

- a. The September 2016 financial report was reviewed and discussed. Income is on budget and expenses are slightly under budget through September. Total assets are \$78,480.52 with \$12,333.54 allocated to reserves.
- b. A notice reminding homeowners that a new late fee of \$25.00 will be assessed for payments received after the 10th day of each month beginning in January 2017 was reviewed and approved for mailing.

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7. Next meeting

- a. The meeting adjourned at 7:59 p.m.
- b. The next board meeting is scheduled for November 14, 2016, 6:00 p.m., at PML, Inc., 1155 S. Main, Suite 1A, Longmont.

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