

# Meadow Vale Farm Community Association Board Meeting Minutes – March 21, 2016

## **Board Members Present:**

Peter Marshall, Scott Greenhalge, Mike Blossom, Kelly Gubanich

## **Board Members absent:**

Bill Ewer

## **Guests:**

Bob Danos and Lauren Hofmann, PML

The board meeting convened at 6:05 p.m.

Minutes of the February 15, 2016 board meeting were approved.

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

The board reviewed Robert's Rules of Order and procedures for meetings as required by HOA covenants.

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

a. The February financial report was reviewed and discussed. Income is above budget and expenses are under budget through February. Total assets are \$70,805.04 with \$35,125.58 allocated to reserves.

b. PML presented budgets for the remainder of 2016 as well as for all of 2017. The HOA dues are expected to stay at \$130.00 per month. The board approved the proposed budgets.

## **3. Architectural/Landscape Committee**

**(Please submit requests before beginning projects)**

a. Annette Morales at 2132 Meadowlark Place submitted an application to install a basketball court in the backyard; approved.

b. Future owners David and Andrea Anderson at 2135 Meadowlark Place submitted an application to complete the fence in the backyard as well as add a shed/chicken coop; the board denied the installation for the shed-chicken coop due to non-compliance. We will send approval for the fence once the Anderson's complete purchase of the home.

<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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c. The board discussed the wire fence that was installed at 2000 Meadow Vale Road. PML to send letter about proper approval of installation.

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

a. Welcome to Charles Brock who purchased the home at 2110 Meadow Vale Road in March, 2016.

b. Welcome to David and Andrea Anderson who will be purchasing the home at 2135 Meadowlark Place in April, 2016

### **5. Old/Unfinished Business**

a. PML received a ballot for voting on candidates for the United Power board. The board determined to decline voting for any candidates.

b. Oil and Gas Lease update. The board discussed updated offers to purchase HOA common property mineral rights. The board continues to decline such offers as they are still too low.

c. PML received a Notice of Hearing for the Oil and Gas Conservation Commission of the State of Colorado.

d. The rain gutters on the mail center are scheduled to be completed the week of March 21, 2016.

e. The board wants to further discuss the process of Architectural and Landscape modification requests. PML suggested that we put together an Architectural Review Committee. This item will be added to the annual meeting agenda.

### **6. New Business**

a. Kelly Gubanich will be resigning from the board at the 2016 annual meeting.

b. Issue with voles throughout the project. The board discussed options to remove the voles in the open space/greenbelts. PML contacted A1 Pest Control and they determined that poison was the best option, but suggested waiting until the weather is better to make sure the poison is effective. The board will revisit the vole issue at the April meeting.

c. Discussed proposal to fix the potholes throughout the neighborhood. Peter volunteered to walk the neighborhood and submit a proposal to fix potholes.

d. Landscape maintenance. Bids from Greenman and CoCal Landscape were received by PML. The board agreed to contract with CoCal if Jeremy of CoCal

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Landscape will agree to attend the summer board meetings as well as hold true to the entire agreement.

e. The spring irrigation start up is tentatively scheduled for May 5, 2016.

f. PML asked the board for approval to pay Gregg Newby, the irrigation tech, on the first of each month starting in April and going through October for a total of 7 payments.

## **7. Next meeting**

a. The meeting adjourned at 7:53 p.m.

b. The next board meeting is scheduled for April 18, 2016, 6:00 p.m., at PML, Inc., 1155 S. Main, Suite 1A, Longmont.

**PLEASE NOTE THAT THE MEETING TIME IS MOVED UP TO 6 P.M.**

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