

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

Board Members Present:

Peter Marshall, Scott Greenhalge, Mike Blossom, Bill Ewer

Board Members absent:

Kelly Gubanich

Guests:

Bob Danos and Lauren Hofmann, PML
David Mackey, 2220 Meadow Vale Road
Jeremy Oldham, CoCal Landscape

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

Minutes of the March 21, 2016 board meeting were approved.

1. Property Manager's Report

Bob Danos reviewed upcoming changes to the Board of Directors and the need to fill three vacant positions at the May 9, 2016 HOA annual meeting. The 3-year terms of Mike Blossom and Bill Ewer expire in May. Kelly Gubanich has resigned effective at the annual meeting. Residents are encouraged to contact a board member or PML if they are interested and willing to stand for election to the board at the annual meeting.

2. Treasurer's Report

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

3. Architectural/Landscape Committee

(Please submit requests before beginning projects)

Nothing new to report.

<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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4. Social/Welcome Committee

Nothing new to report.

5. Old/Unfinished Business

- a. The board renewed the landscaping contract with CoCal Landscaping for 2016. Jeremy Oldham from CoCal attended the meeting. The board discussed the landscape maintenance schedule, requirements and performance expectations for mowing and weed control.
- b. The board decided not to poison voles in the greenbelts due to the toxicity of the poison, risk to other birds and animals, and the temporary results. We will monitor the situation during the spring and summer to determine if problem persists.
- c. New rain gutters were not installed on the mail center in March as planned due to heavy snow. The installation will be rescheduled this week.
- d. Spring irrigation startup has been rescheduled for May 4 pending water availability in the pond.

6. New Business

- a. The HOA Annual Meeting is scheduled for Monday, May 9, at 6:30 p.m. in the cafeteria at Mead High School.
- b. The board discussed dredging silt build-up from the upper pond in the fall. It is estimated that pond storage capacity is reduced by about one-third due to the silt.
- c. PML will make recommended revisions to clarify and strengthen Policy 6, Policy and Procedure for Collection of Unpaid Assessments, for the board to review and consider for adoption.
- d. The annual spring dump day is scheduled for Saturday, May 21. Joan Blossom will again sponsor one dumpster and the HOA will pay the \$255 cost of a second dumpster, which will be located at the northwest end of Blue Mountain Road. Details will be posted in the mail center.
- e. The board discussed training for board members on Robert's Rule of Order and the roles and responsibilities of HOA board members. Training will be scheduled after new board members are elected at the annual meeting.
- f. The board discussed the need to involve residents in HOA project management, activities and improvements. Several volunteer committees will be proposed at the annual meeting with the opportunity for residents to participate in short and long-

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term projects, including: Architectural Review and Landscaping Committee, Irrigation Committee, Social and Welcome Committee, Roads Committee and Snow Removal Committee. Details will be presented at the annual meeting.

g. The board expressed appreciation to volunteers who are participating in the road noise committee. There will be an update of committee activities at the annual meeting.

7. Next meeting

a. The meeting adjourned at 7:48 p.m.

b. The next board meeting is scheduled for May 9 following the HOA annual meeting (6:30 p.m.) at Mead High School. The next regular meeting of the board is scheduled for June 20, 2016, 6:00 p.m., at PML, Inc., 1155 S. Main, Suite 1A, Longmont.

PLEASE NOTE THAT THE BOARD MEETING TIME IS NOW 6 P.M.

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