

Meadow Vale Farm Community Association Board Meeting Minutes – June 20, 2016

Board Members Present:

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

Board Members absent:

None

Guests:

Bob Danos, PML

The board meeting convened at 6:08 p.m.

Minutes of the May 9, 2016 board meeting were approved.

1. Property Manager's Report

2. Treasurer's Report

a. The June 2016 financial report was reviewed and discussed. Income is above budget and expenses are under budget through June. Total assets are \$80,425.64 with \$12,333.54 allocated to reserves. The HOA is now on a 7-month budget through December 31, 2016, as per the vote at the annual meeting to adjust the budget year to coincide with the calendar year.

3. Architectural/Landscape Committee

(Please submit requests before beginning projects)

- a. David Mackey, 2220 MVR, install fence/gate to enclose back yard; approved.
- b. Michael Allyn, 1897 BMR, addition of deck over back patio; approved.
- c. Fred Albracht, 2262 MVR, exterior paint and gutter replacement; approved.

4. Committees

New HOA committees have been established with volunteers from the neighborhood to handle ongoing functions and to analyze issues and make recommendations to the board regarding short and long term actions. One board member was assigned to each committee, which will begin meeting in the next few

<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	303-485-8286	Irrigation
Bill Ewer	May-19	303-682-2769	Secretary
David Mackey	May-19	303-776-6537	Treasurer

Meadow Vale Farm Community Association

Board Meeting Minutes – June 20, 2016

weeks. The new committees and the board member assigned are: Social and Welcome Committee (Bill Ewer); Architectural Review and Landscaping Committee (Peter Marshall); Irrigation Committee (Jim Eyk and Scott Greenhalge); Roads Committee (David Mackey); and Snow Removal Committee (David Mackey).

5. Old/Unfinished Business

- a. The greenway fences will be inspected and scheduled for repairs.
- b. Bill Aufderhyde from The Elms was recommended as a backup to Jim Eyk for irrigation system management.
- c. Several irrigation system items were discussed, including the lease of 1.1 shares of Oligarchy ditch water from Kent Nelson, repairs to system line leaks, sprinkler head repairs and pump house operations.

6. New Business

- a. A motion was made and approved to proceed with asphalt repairs to HOA roads in order to get on the contractor schedule for late August. The repairs will include patching potholes and severe cracks in the roads.
- b. A motion was made and approved to purchase 100 new sprinkler heads @\$27 each to replace failed heads in the greenways. The purchase of a remote controller at \$430 was also approved to help facilitate irrigation systems repairs. A volunteer work day will be scheduled to make the repairs.
- c. The need for a neighborhood communications system and a neighborhood directory were discussed. The item was referred to the Social and Welcome Committee to address.

7. Next meeting

- a. The meeting adjourned at 8:20 p.m.
- b. The next board meeting is scheduled for July 18, 2016, 6:00 p.m., at PML, Inc., 1155 S. Main, Suite 1A, Longmont.

<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	303-485-8286	Irrigation
Bill Ewer	May-19	303-682-2769	Secretary
David Mackey	May-19	303-776-6537	Treasurer