

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

Board Members Present:

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

Board Members absent:

None

Guests:

Bob Danos and Lauren Hofmann, PML
Pat McDowell, resident

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

Minutes of the June 20, 2016 board meeting were approved.

1. Additions to agenda

a. Pat McDowell, representing the Social and Welcome Committee, discussed needs and responsibilities of the committee. A draft MVF Information Guide for new homeowners was discussed and will be developed. The board discussed additional items that may be included in a welcome package. A meeting of the full Social and Welcome Committee will be scheduled for early August.

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. Jerry and Florence Landblom, request for new storage shed in backyard and new fencing enclosing the backyard. Decision postponed pending additional details on shed and fencing materials.

<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

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b. The board discussed weed problems in the neighborhood and requirements for general maintenance of property. Many properties are not meeting covenant requirements. A letter will be sent reminding all property owners of responsibilities to control weeds and maintain the general appearance of properties.

4. Old/Unfinished Business

a. On July 9, volunteers replaced about 50 non-functioning sprinkler heads in the greenways adjacent to the mail center and along county road 5.5. In all, volunteers have replaced about 120 sprinkler heads this year at an estimated savings of about \$12,000 for the HOA.

b. Left Hand Water will be making necessary changes to the water system and fire hydrant lines at seven locations within HOA property in late July and early August. Left Hand will need to dig up the roadway in six locations. The board has made arrangements with Left Hand to piggy-back on the project to expand road replacement to include repairs to damaged areas. Left Hand will inform us of work dates and estimated costs for the extra repair work.

c. Apex Pavement Solutions submitted a cost estimate and recommended repair measures for the most severe road problems. A motion was made and approved to allocate an additional \$10,000 (for a total of \$17,000) in the current budget for asphalt repairs, with priority on large cracks and potholes. We will work with Apex to schedule the work in August-September.

5. New Business

a. The board reviewed and discussed proposed changes to HOA Policy #6, Policy and Procedure for Collection of Unpaid Assessments and Late Fees. A motion was made and approved to adopt the new Policy #6, which gives the HOA additional flexibility to collect unpaid assessments and late fees. A copy of the new policy will be mailed to all property owners.

6. Next meeting

a. The meeting adjourned at 8:22 p.m.

b. The next board meeting is scheduled for August 15, 2016, 6:00 p.m., at PML, Inc., 1155 S. Main, Suite 1A, Longmont.

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