

Meadow Vale Farm Community Association Board Meeting Minutes – August 15, 2016

Board Members Present:

Scott Greenhalge, Peter Marshall, Jim Eyk, David Mackey

Board Members absent:

Bill Ewer

Guests:

Bob Danos and Lauren Hofmann, PML

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

Minutes of the July 18, 2016 board meeting were approved.

1. Additions to agenda

None.

2. Architectural/Landscape Committee

(Please submit requests before beginning projects)

a. Jerry and Florence Landblom, 2371 Homestead Place, request for new storage shed in backyard. Approval pending agreement to use horizontal siding and increase roof overhang on shed to match other outbuildings in neighborhood.

3. Social/Welcome Committee

a. Committee members met on Aug. 2. Joyce Norris was elected chairperson. The Committee discussed contents of a new Welcome package and changes/redesign of the MVF Information Guide. An ice cream social is scheduled for Aug. 27.

4. Irrigation Committee

a. Discussed current water usage, water availability and restrictions. It may be possible to lift watering restrictions about Sept. 1 with enough storage water to last through early October.

<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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b. Jim attended an Oligarchy Ditch Company meeting. The cost of repairs to Burch Lake is \$120,000 higher than expected, which will increase the loan amount to pay for repairs and result in a slight increase in the annual per share assessment.

5. Road Committee

a. The cost of road repairs by Apex Paving was \$9,962, which leaves about \$7,000 in the current budget for additional road repairs. The estimated cost for road repairs requested by the HOA at three locations associated with irrigation system work to be done by Left Hand Water is about \$5,000. Estimated cost to complete repairs on Meadow Vale Road this year is about \$3,500. A motion was made and approved to add \$1,500 to the 2016 budget in order to complete repairs on MVR. Road repairs on the remaining portion of Blue Mountain Road and in the cul-de-sacs will be done in 2017.

6. New Business/PML Report

a. The July 2016 financial report was reviewed and discussed. Income and expenses are slightly under budget through July. Total assets are \$77,288.53 with \$12,333.54 allocated to reserves.

b. Reviewed documents to be included with a mailing to all MVF homeowners as required by the Colorado Common Interest Ownership Act.

7. Next meeting

a. The meeting adjourned at 7:35 p.m.

b. The next board meeting is scheduled for September 19, 2016, 6:00 p.m., at PML, Inc., 1155 S. Main, Suite 1A, Longmont.

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