

# Meadow Vale Farm Community Association Board Meeting Minutes – September 19, 2016

## **Board Members Present:**

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

## **Board Members absent:**

None

## **Guests:**

Bob Danos and Lauren Hofmann, PML

Pete Michels, 2040 JCK Place

Jerry Landblom, 2371 Homestead Place

The board meeting convened at 6:00 p.m.

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

## **1. Additions to agenda**

a. Pete Michels presented concerns about overflow water from the pond and the irrigation ditch feeding the pond, and the potential of flood water to damage homes and property at the end of JCK Place. Pete requested that the board consider implementing measures to remedy potential flooding. After discussion of such measures, a motion was made and approved to hire an engineer to survey the area and make recommendations. Pete also expressed concerns about conditions in the neighborhood that may not meet covenant requirements and asked that the board and property management company be more diligent in enforcing the covenants to protect property values.

b. Jerry Landblom discussed his application to install a shed on his property and requested an exception from the covenants to use vertical siding on the shed. The covenants specifically prohibit vertical siding on outbuildings. The board denied the request for an exception and asked Jerry to re-submit the application with a shed design that meets requirements of the covenants.

c. Discussed excavating the irrigation pond in the fall or spring while the pond is empty. The board will investigate options for contracting the work.

<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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## 2. Architectural/Landscape Committee

(Please submit requests before beginning projects)

a. Discussed planting new trees along the entry way at the mail center to replace dead trees that have been removed. There is \$2,231 in the budget for new trees and shrubs. The options include having a contractor plant the trees (about \$750 per tree, or 3 trees) or purchasing and planting the trees ourselves (about \$200 per tree, or 11 trees). The board will pursue planting the trees with volunteers.

## 3. Social/Welcome Committee

a. The committee met on September 6. The Ice Cream Social on August 27 was well attended and enjoyed. A Fall Festival was tentatively scheduled for Saturday, October 8. A flyer will be posted in the mail center with festival details and activities. The committee also tentatively scheduled a Christmas Hay Ride and Caroling event for December 17. A new Welcome Guide has been produced and plans are being finalized to present a welcome basket to all new 2016 residents.

## 4. Irrigation Committee

a. Irrigation water will be shut off on October 10. The pond will be drained and maintenance will be performed on the pump house. Pump No. 4 will be removed and refurbished. CoCal will blow out the main irrigation system on October 13-14, and residents can blow out their private systems on Oct. 15-16. Details will be posted in the mail center.

## 5. Roads and Snow Removal Committees

- a. Short term road patching and sealing will be completed by Apex Paving in September. Left Hand Water will begin water system improvements the last week of September. Left Hand will cut and repair the asphalt in three locations, including extended repairs requested by the HOA as part of the asphalt work.
- b. The board agreed to obtain an engineering analysis of the roads in early 2017 to get recommendations on the best approach for longer term permanent road repairs.
- c. The board reviewed bids from three companies with four options for snow removal in winter 2016-2017. A motion was made and approved to contract with CoCal for snow removal and de-icing on a time and materials basis.
- d. The Snow Removal Committee will be rolled into the Roads Committee.

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e. The Roads and Snow Removal Committees discussed the need for a formal policy on road maintenance and snow/ice removal. A draft policy that was presented to the board for consideration. The board will discuss the draft policy and vote on adoption at the October 17 board meeting.

## **6. New Business/PML Report**

a. The August 2016 financial report was reviewed and discussed. Income is on budget and expenses are slightly under budget through August. Total assets are \$71,580.69 with \$12,333.54 allocated to reserves.

b. A motion was made and approved to request copies of all legal files pertaining to the HOA Oil and Gas Lease from Dufford & Brown, the legal firm that represented the HOA and has now closed its business.

c. PML has received several complaints about barking dogs in the neighborhood. Neither PML nor the board has any authority to address barking dog complaints. Residents are encouraged to talk to their neighbors about such complaints and to contact Weld County if the problem persists.

## **7. Next meeting**

a. The meeting adjourned at 8:37 p.m.

b. The next board meeting is scheduled for October 17, 2016, 6:00 p.m., at PML, Inc., 1155 S. Main, Suite 1A, Longmont.

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