

# Meadow Vale Farm Community Association Board Meeting Minutes – February 20, 2017

## **Board Members Present:**

Scott Greenhalge, Jim Eyk, David Mackey

## **Board Members absent:**

Peter Marshall, Bill Ewer

## **Guests:**

Bob Danos and Lauren Hofmann, PML  
Jeremy Oldham, CoCal Landscape

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

Minutes of the January 16, 2016 board meeting were approved.

## **1. Additions to agenda**

- a. The board discussed snow removal invoices and concerns about work performed, including the use of de-icer on entry hills, with Jeremy Oldham of CoCal. Jeremy will review service records/invoices and respond to PML. The board also noted damage to the irrigation system from plowing around the mail center. CoCal will repair the damage.
- b. The board discussed the need for an engineering analysis and recommendation for a drainage plan to reduce the risk of potential flooding to nearby residences from overflow of the irrigation pond. A motion was approved to authorize \$1,000 for an engineering survey.

## **2. Architectural/Landscape Committee**

**(Please submit requests before beginning projects)**

- a. Faivre, 1940 Meadow Vale Road, replace roof due to high wind damage. Approved.
- b. Discussed removing dead shrubs from roadway islands and replanting. A proposal will be developed.

## **3. Social/Welcome Committee**

Nothing new to report.

<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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## **4. Irrigation Committee**

- a. Discussed options for leasing supplemental water for the 2017 irrigation season.
- b. The pond is drained and sediment will be dredged in March.
- c. Painting underneath the pump deck is completed.
- d. Estimated cost of pump repair is about \$12,000.
- e. Re-installation of the pump and pump house startup is planned for early May.

## **5. Roads and Snow Removal Committees**

- a. Ground Engineering will do subsurface testing, pavement evaluation and a maintenance recommendation for HOA roadways in March.

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

- a. The January 2017 financial report was reviewed and discussed. Income and expenses for January are on target. Total assets are \$111,722.81 with \$12,853.54 allocated to reserves.
- b. \$35,000 from cash was placed into a new 3-year bank CD.
- c. The HOA received a royalty payment of \$166,459.64 from Extraction Oil & Gas. The board discussed options for using the royalty payment from the oil and gas lease and the need for a new/updated reserve study. It was decided to place the royalty payment in the HOA operating account pending further discussion.
- d. The mail center doors were repaired at a cost of \$175.
- e. A motion was approved to renew the landscape maintenance contract with CoCal for 2017.

## **7. Next meeting**

- a. The meeting adjourned at 7:45 p.m.
- b. The next board meeting is scheduled for March 20, 2017, 6:00 p.m., at PML, Inc., 1155 S. Main, Suite 1A, Longmont.

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