

# Meadow Vale Farm Community Association

## Board Meeting Minutes – March 20, 2017

### **Board Members Present:**

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

### **Board Members absent:**

None

### **Guests:**

Bob Danos and Lauren Hofmann, PML  
Damon McMillan, 1971 Blue Mountain Road

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

Minutes of the February 20, 2017 board meeting were approved.

### **1. Additions to agenda**

None

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

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

- a. The 3-rail fence throughout the neighborhood was inspected. Leaning fence posts and broken rails were identified for repair. The committee will get a final count and estimated pricing for repairs for the board to consider.
- b. The mail center, pump house and street sign posts need to be painted. A volunteer work day for painting will be planned.
- c. New gravel and repair is needed in some sections of the greenway pathways. A volunteer work day for pathway repair will be planned.
- d. A neighborhood dump day is planned for Saturday, May 13. Two dumpsters will be rented and located near the island on the southwest side of Meadow Vale Road from 8:00 a.m. to noon. Residents are invited to dispose of yard waste and household items not normally picked up with regular trash. No cement, tires, oil, appliances or hazardous material will be accepted.
- e. A motion was approved to submit an RFP to CoCal to remove and replace dead and undesirable shrubbery around the mail center.

<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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f. Nelson, 1962 MVR, request to replace roof shingles. Approved.

### 3. Social/Welcome Committee

a. A welcome basket was delivered to Steven and Cynthia Crowder, new homeowners at 1921 BMR. Welcome to the neighborhood.

### 4. Irrigation Committee

- a. Dredging the irrigation pond will be scheduled in early April.
- b. The irrigation pond will likely begin filling with water in late April.
- c. The repaired irrigation pump is scheduled to be installed in the pump house on May 3. The pump house will be prepared for startup on May 6.
- d. A motion was approved to place a bid with Northern Colorado Water at \$65 per acre foot to lease 80 acre feet of water for the 2017 season.

### 5. Roads and Snow Removal Committees

- a. Ground Engineering completed subsurface testing and pavement evaluation to produce a road maintenance plan. A motion was approved to retain Ground Engineering as prime contractor to seek bids for road repairs, select a contractor and oversee road repairs in 2017.
- b. The board proposes to slurry seal all roadways within the HOA, get bids and present a plan for approval and the HOA annual meeting on May 9.

### 6. New Business/PML Report

- a. The February 2017 financial report was reviewed and discussed. Income and expenses for January are on target. Total assets are \$281,420.20 with \$12,853.54 allocated to reserves.
- b. A motion was approved to retain Brian Farley of Association Reserves to update the HOA reserve study at an estimated cost of \$3,500. An updated reserved study will be presented to residents at the HOA annual meeting on May 9.

### 7. Next meeting

- a. The meeting adjourned at 7:40 p.m.
- b. The next board meeting is scheduled for April 17, 2017, 6:00 p.m., at PML, Inc., 1155 S. Main, Suite 1A, Longmont.

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