

Meadow Vale Farm Community Association

Board Meeting Minutes – April 17, 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
Scott Sickler, Ground Engineering

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

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

1. Additions to agenda

None

2. Architectural/Landscape Committee

(Please submit requests before beginning projects)

- a. Williams, 1926 MVR, application for exterior house painting; approved.
- b. Landblom, 2371 Homestead Place, application for shed in back yard; approved.
- c. Weathers, 2133 BMR, application to replace existing back patio with stamped concrete in same dimensions; approved; application to install concrete lawn edging; approved.
- d. CoCal has and will continue to trim dead branches on interior and perimeter trees and will remove fallen tree branches.
- e. Request CoCal to clean up and re-seed dead grass in roadway islands.
- f. Request an RFP from CoCal to replace shrubbery around the mail center.
- g. A volunteer work day will be scheduled to paint the mail center, pump house and sign posts and to repair damaged areas in the green way paths.
- h. Request CoCal to apply herbicide for weed control ASAP in common areas and pathways, to be followed by a second application in two weeks.
- i. Approved a motion to replace the four faded and undersized stop signs at the intersection of MVR and MVR.

<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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- j. Approved a motion to replace broken rails and repair leaning posts in the common area fences for up to \$1,000.
- k. A neighborhood dump day is planned for Saturday, May 13. One 30-cubic yard dumpster 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.

3. Social/Welcome Committee

Nothing new to report.

4. Irrigation Committee

- a. Dredging the irrigation pond is scheduled for April 22, weather permitting.
- b. Irrigation start-up is scheduled for May 6.
- c. A volunteer work day to replace broken sprinkler heads in the common areas is scheduled for June 10. Homeowners are encouraged to help with this activity to maintain the irrigation system and reduce costs to homeowners.
- d. A motion was approved to retain Park Engineering Consultants at a cost of \$5,100 to conduct an elevation survey around the irrigation pond and develop a drainage design to improve surface flow of water away from homes to the street.
- e. The board is still exploring options to acquire supplemental water for the 2017 irrigation season. No supplemental water has been obtained at this time.

5. Roads Committee

- a. Scott Sickler of Ground Engineering presented a proposed work plan for road repair and resurfacing over a 3-4 year period, contingent upon available funds. Sickler will present the proposal to homeowners at the May 8 annual meeting.

6. New Business/PML Report

- a. The March 2017 financial report was reviewed and discussed. Income is above budget due to oil and gas royalty payments. Expenses are on target. Total assets are \$299,117.85 with \$13,113.54 allocated to reserves. Operating funds included \$228,610.69 in cash.

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- b. A motion was approved to open a money market account in which to place all cash in excess of \$250,000, the FDIC insurance limit.
- c. The HOA annual meeting is scheduled for Monday, May 8, 6:30 p.m. in the Mead High School cafeteria, 12750 County Road 7. The agenda will include a financial update, committee update, presentation and voting on a proposed road repair plan, and election of new board members. If you are not able to attend the meeting, please delivery your proxy votes to PML or a board member.

7. Next meeting

- a. The meeting adjourned at 8:10 p.m.
- b. The next board meeting is scheduled for May 8, following the HOA annual meeting at Mead High School.

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