

Meadow Vale Farm Community Association

Board Meeting Minutes ó July 17th, 2017

Board Members Present:

Jim Eyk, David Mackey, Peter Marshall, Sue Stippich, Dave Anderson

Board Members absent:

None

Guests:

Bob Danos and Lauren Hofmann, PML

The board meeting convened at 6:00pm on July 17th, 2017

Minutes of the June 19th, 2017 board meeting were approved.

1. Additions to agenda

None

2. Architectural/Landscape Committee

(Please submit requests before beginning projects)

- a. Approved \$625 for tree care contract with St Vrain Plant Health Care.
- b. Discussion continued on the use of motorized vehicles in the common areas. Agreement was made that electric vehicles should be exempt however the board was unable to find any restrictions in the covenants or bylaws. The board will continue to consider this issue for incorporation into future revisions.
- c. A concern was raised that homeowners are dumping grass clippings into the common area. Per article VI Section 4 of the covenants "No damage or waste shall be committed to the common area. This includes the dumping of yard waste. PML will contact offending homeowners.
- d. Arc reviews for two sheds were discussed, additional information is needed to complete the review.
- e. Approved \$250 to replace the sign post at Homestead Place and Meadow Vale Road due to rot.
- f. Reviewed estimate Sue Stippich put together for trail refurbishment. Costs are in line with the new reserve study estimates and are estimated at about \$25,000 to resurface all trails in the neighborhood.

3. Social/Welcome Committee

- a. A sign will be posted in the mail room for the community garage sale scheduled for August 4th ó 5th in conjunction with the Elms.
- b. Need to figure out welcome baskets for new neighbors.

<u>Board Member</u>	<u>Term Ends</u>	<u>Telephone #</u>	<u>Board duties</u>
David Mackey	May-19	303-776-6537	President
Dave Anderson	May-20	720-261-4665	Vice President
Peter Marshall	Sept-17	720-652-0819	Secretary
Jim Eyk	May-19	303-772-0261	Irrigation
Sue Stippich	May-20	303-772-6926	Secretary

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4. Irrigation Committee

- a. During the volunteer work days we replaced a total of 141 heads in the common area green ways.
- b. A concern was raised about continued brown spots in the common areas. Sprinkler run times are up over previous years and all faulty sprinkler heads have been replaced. Some zones simply have too many heads to get sufficient pressure.
- c. One pump was taken off line due to leaking packing. This will be replaced under warranty.
- d. The drive screw for the irrigation system filter is leaking, this will need to be fixed when the system is shut down.
- e. We will likely be on storage water by the week of the 24th. The plan is to not go on restrictions and reevaluate in August.
- f. A sprinkler line repair was completed by CoCal in the green way.
- g. The proposal from Park engineering on drainage around the pond was discussed. Jim will ask Park Engineering to come to the next meeting as there were lots of questions.

5. Roads Committee

- a. RFP was sent to 6 companies for the road repair, no responses received yet.

6. New Business/PML Report

- a. The reserve study was reviewed. The main concern from the board is that the study does not include income from oil but it does include spending for roads which were approved contingent on oil funding. The board proposed to include only the first year of oil revenue due to uncertainties in continued revenue. Inclusion of this income will offset the need for annual special assessments.
- b. Dave will send a list of additional requested changes to PML.
- c. \$455 was approved to address the drainage pipe which is leaking out by CR5.5.
- c. Financials:
 - \$79, 217.58 in operating with \$13,113.54 in reserves.
 - \$349,967.28 total assets.
 - Income is currently above budget and expenses are below budget.

7. Next meeting

- b. The next board meeting is scheduled for August 21st, 6:00pm at PML.

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