

MEADOW VALE FARM COMMUNITY

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Meadow Vale Farm Community Association Annual Meeting May 8, 2017

The annual meeting was called to order at 6:32 p.m. at Mead High School. The quorum requirement was met with 23 households represented. The Board of Directors was represented by Peter Marshall, Scott Greenhalge, David Mackey, Jim Eyk and Bill Ewer. Bob Danos and Lauren Hofmann, representing PML, Inc., were also present.

Three proxy ballots were presented to add to the quorum requirement.

The 2016 annual meeting minutes were reviewed and approved.

Scott Sickler of Ground Engineering presented an overview of his road assessment and recommendation for a 3-year road repair and maintenance plan. There was general discussion about road repair and maintenance with several points of view presented by homeowners. A road improvement ballot was presented with the following two options:
1- Use oil and gas royalty payments to repair roads using the Ground Engineering 3-year plan for full repairs, beginning in 2017, at an estimated cost of about \$475,000, or;
2- Use the current annual road repair budget of \$17,000 per year to perform crack repairs and sealing on an annual basis, postponing full repairs until necessary at a future date.

Option 1 for road repairs was approved by a vote of 24-4.

Bob Danos discussed a proposal from the 2016 annual meeting to move the annual meeting date to November each year to coincide with the change in the fiscal year which took effect on Jan. 1, 2017. By show of hands, homeowners agreed to keep the annual meeting in May of each year.

Bob also discussed current HOA finances which include total assets of \$330,659.58.

Peter Marshall presented an overview of HOA volunteer committees and renewed a request for volunteers to help plan and implement HOA activities.

Three board positions were open with the terms of Scott Greenhalge, Peter Marshall and Bill Ewer ending. Two candidates were presented to fill the vacant positions, with Peter Marshall offering to remain on the board. Peter, Sue Stippich and Dave Anderson were elected to the board by majority vote.

The meeting was adjourned at 8:20 p.m.