

Meadow Vale Farm Community Association Board Meeting Minutes – October 16th, 2017

Board Members Present:

Jim Eyk, David Mackey, Peter Marshall, Dave Anderson, Tom Blahak

Board Members absent:

Sue Stippich

Guests:

Bob Danos and Lauren Hofmann, PML

The board meeting convened at 6:00pm on October 16th, 2017

Minutes of the August 21st, 2017 board meeting were approved.

1. Additions to agenda

Peter Marshall's term officially ended in May 2017 however he agreed to stay on the board until a replacement could be found. Tom Blahak has agreed to take over Peter's position and will remain on the board until 2020. Tom is currently serving as the secretary and chairman of the Social & Welcome Committee.

2. Architectural/Landscape Committee

(Please submit requests before beginning projects)

- a. Arc review for a new roof at 2385 Homestead was reviewed and approved.
- b. Discussed a shed that was built at 2150 Meadowlark which does not meet covenants. Agreed to approve the shed with the addition of horizontal siding and a minimum 10' setback from the rear property line.
- c. Maple trees by the mail center were treated by St Vrain Plant Health Care.
- d. Volunteers will paint the new sign post at Homestead place.

3. Social/Welcome Committee

- a. The ice cream social was held on Saturday Sept 23rd and was again a success.
- b. The social committee is working on dates for a fall festival.
- c. Discussed welcome baskets, Tom to reach out to Pat.

4. Irrigation Committee

- a. Shutdown is scheduled for 10/23 with blowout on the 28th and 29th.
- b. Jim will take a soil sample to the test lab to establish suitability of pond dredge for water diversion berms.
- c. Pump #1 needs a new motor, estimated at \$5,000. This work will be completed in the spring.
- d. Greg Newby has informed us that he will be retiring this year. The irrigation committee is going to look into the possibility of hiring neighbors to do this work.

<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
Tom Blahak	May-20	303-994-3976	Secretary
Jim Eyk	May-19	303-772-0261	Irrigation
Sue Stippich	May-20	303-772-6926	Secretary

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5. Roads Committee

- a. Snow removal contract has been approved. Plowing will be completed if 2” or more accumulates on the entrance ways and 4” or more on all other roads.
- b. No road work will be completed in 2017 due to contractor availability.
- c. A motion was made and approved to pursue completing the entire road project in 2018 to help save costs by increasing the scope of work.
- d. The roads committee is looking into the possibility of securing a loan to allow the project to be completed in 2018 without needing a special assessment. It is estimated that the loan would need to be about \$100K.
- e. Discussed utilizing Ground Engineering as a GC, roads committee will get a NTE quote from Ground Engineering for \$35,000.
- f. A motion was made and approved to retain Ground Engineering as GC contingent on \$35,000 NTE.

6. New Business/PML Report

- a. A motion was made and approved to move \$70K from the operating funds to the money market.
- b. No update on the reserve study.
- c. Financials:
 - \$136,386.93 in operating with \$13,893.54 in reserves.
 - \$407,432.93 total assets.
 - Income is currently above budget and expenses are below budget.
 - Oil Royalty income including October is \$312,488.57.

7. Next meeting

- b. The next board meeting is scheduled for November 13th, 6:00pm at PML.

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