

Meadow Vale Farm Community Association Board Meeting Minutes – November 13th, 2017

Board Members Present:

Jim Eyk, David Mackey, Dave Anderson, Tom Blahak, Sue Stippich

Guests:

Bob Danos and Lauren Hofmann, PML

The board meeting convened at 6:00pm on November 13th, 2017

Minutes of the October, 2017 board meeting were approved.

1. Budget

Bob Danos reviewed the MVFCA budget.

- a. Through October, sprinkler repairs ran \$1,900 over budget.
- b. Snow removal still has \$350 left over from 2017
- c. Reserve accounts have \$305,000 in them
- d. Oil & Gas income is steadily decreasing
- e. Recommendation to keep the reserves for possibility of purchasing water shares next summer if needed.

Reserve Study

- a. Currently \$350,000 in the reserve account. 62.2% funded in 2018
- b. Deducting for road repair, reserve fund could go down to 19.1% in 2021 which could put the Association into a high risk
- c. Recommendation was made and approved to place an additional \$35,000 into reserves and adjust the asphalt repair to \$97,000 for each phase.

2. Covenants

- a. Discussion that covenants should be updated. Work should be started to present at the voters meeting. Once approved the new covenants would have 30 days to present to the homeowners and then 60 days to vote on them
- b. Recommendation was made to move the annual voters meeting to Spring. Vote was tabled.

3. Architectural / Landscape Committee

- a. Meeting was held, 7 people in attendance
- b. Identified 5 cottonwood trees to be removed next to the mail center. Of the 5, 3 will be removed by volunteers.
- c. Budget of \$1,000 was approved for purchase of new trees in the Spring.
- d. No new asphalt will be attempted this year
- e. Looking for a volunteer to paint the entrance sign and the doors to the pump house.

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

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4. Social/Welcome Committee

- a. Tom Blahak reached out to Pat McDowell, 2390 Homestead, (303) 772-1134. She receives names and addresses of new home owners from PML then purchases welcome baskets and delivers to the homes. HOA reimburses her.
- b. Tom to reach out to Scott Greenhalge and ask if he is interested in hayrack / caroling event over the Holidays
- c. Discussion about a new address listing with updated homeowners and phone numbers. Bob will investigate the HOA rules to see if this is allowed.

4. Irrigation Committee

- a. Shutdown went rough this year. People did not obey the rules of 3 minuets per zone. Also on the 2nd day pressure was low due to 1 of 3 compressors not starting and scrambling to get a replacement.
- b. New motor for irrigation pump #1. Quote from Water Tek of \$5,328 to provide and install plus \$900 for crane. Quote from Wazee of \$3,200 for a new motor, plus shipping (unknown), plus labor at \$150/hr, plus crane.
- c. Pond dredging and berm are on hold until Spring. Berm would divert water from homes along Blue Mountain Road in case of floods. Jim will also talk to the farmer to the West about diverting water from his field.
- d. Committee approved a Thank You gift for Greg Newby for his years of service caring for the pond and pumps. Search is underway for his replacement.

5. Roads Committee

- a. Contract has been signed with Ground Engineering as a GC to come up with a RFP for the asphalt work. Contract is not to exceed \$35,000.

6. New Business

7. Next meeting

- a. Board will not meet in December. Next meeting is scheduled for January 15th, 2018, 6:00pm at PML.

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