

# Meadow Vale Farm Community Association Board Meeting Minutes – February 19<sup>th</sup>, 2018

## **Board Members Present:**

Jim Eyk, Tom Blahak, Sue Stippich, Dave Anderson

David Mackey – Phone in

## **Guests:**

Bob Hofman, Lauren Hofmann, PML

The board meeting convened at 6:00pm on February 19<sup>th</sup>, 2018

Minutes of the December, 2017 board meeting were approved.

## **1. Architectural / Landscape Committee**

- a. New Item: Composting Bins
  - i. Jim Eyk raised the question if compost bins would be a welcome addition to homes.
  - ii. Cost would be \$120 per household per season from April to October for leaves and grasses.
  - iii. Move to table until next meeting
- b. Reminder that there is a 5 step process in Weld County to get a shed approved
  - i. Anyone wishing to construct a shed must first pass by the HOA architectural committee then go through the county for a permit.
  - ii. Setbacks are the same for the HOA as for the County
- c. Question about campers parked in driveways. According to the 2<sup>nd</sup> amendment to the covenants dated May 28<sup>th</sup>, 1999, Article VI, Section 11:
  - i. **“Restrictions on Parking and Storage. Excepts as expressly heretofore provided, no lot, including the private drives, or parking areas, unless specifically designated by the Association therefore, shall be used as a parking, storage, display or accommodation area for any type of house trailer, camping trailer, boat trailer, hauling trailer, running gear, boat or accessories thereto, trucks with greater than a one (1) ton cargo capacity, self-contained motorized recreational vehicle except as a temporary expedience for loading, delivery or emergency. No more then three (3) vehicles of any type shall park on any driveway for a period which shall not exceed seventy-two (72) hours.”**
- d. Architectural committee approved solar installation and new windows.
- e. PML repaired the stop sign at the corner of Meadow Vale Road and Blue Mountain
- f. Irrigation. Jim Eyk met with Wayne Cass and Ramey Environmental will move forward with the irrigation pump motor
- g. Maintenance on the pond at the entrance to Meadow Vale.
  - i. Discussion about knocking down the cattails and weeds that are infiltrating the pond. It was also noticed tall ornamental grasses which are invasive are

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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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sprouting up along the bank. Board will ask residents to keep their tall grasses trimmed.

1. Discussion to contact Co Cal and Longs Peak to get a price to mow down the cattails and remove the Russian olive tree.
  - ii. Upper pond will get sprayed in the spring.
- h. Motion was made and approved to buy 3 new trees from the Tree Farm to replace the trees removed by the mail house. Price is \$1300 each which includes planting and a 50% replacement cost for the 1st year.
- i. “Pick up after your Dog” signs will be tabled until lawn mowing season.

### 2. Social/Welcome Committee

- a. No new homeowners.

### 3. Covenants

- a. Recommendation was made to move the annual voters meeting to March to present recommendation for road repair. Motion was passed to hold annual meeting on March 19, 6:00 PM at Mead Middle School.

### 4. Budget

- a. Bob Danos presented the 2018 budget which was passed.
- b. End of Year 2017 showed total assets of \$497,960.89.
- c. Bob also discussed the HOA tax liability from Oil & Gas revenues. Because of the additional revenue, our tax preparation fee will increase. If the HOA has over \$250,000 in assets we must perform an audit.
- d. Bob estimated up to 30% of income may be taxable. Estimate of \$65,000

### 4. Irrigation Committee

- a. Search is still underway for replacement to monitor the pumps daily. A sheet with responsibilities and duties will be posted in the mail room.

### 5. Roads Committee

- a. Oil and Gas revenues are running @ \$11,000 - \$12,000 per month. HOA would look at taking a short term loan to pay for the repairs and if oil revenue drops either use reserve or issue a special assessment, or possibly increase dues.

### 6. New Business

- a. Suggestion to go out for quotes for summer lawn maintenance was tabled. CoCal is currently doing summer lawn maintenance and winter snow removal.

### 7. Next meeting

- a. Next meeting will be the annual voters meeting scheduled for March 19<sup>th</sup>, 6:00 PM at Mead Middle School.

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