

Meadow Vale Farm Community Association

Board Meeting Minutes – May 21, 2018

Board Members Present:

Jim Eyk, Tom Blahak, Dave Anderson, David Mackey

Board Members Absent: Sue Stippich

Guests:

Bob Danos, Lauren Hofmann, PML

Chad Anema, Michael Brown, Metro Pavers Inc (MPI)

Scott Sickler, Ground Engineering

George Rinard, Roads Committee

The board meeting convened at 6:00pm on May 21, 2018

Minutes of the March 19, 2018 board meeting were approved.

1. Roads Report

a. Process:

- i. Board asked for a walk through of the process. MPI presented a plan that had Meadow Vale separated into seven (7) sections.
- ii. Current start date is July 9. If lots of inclement weather hits their current jobs, this date may be pushed forward.
- iii. 1st step is the milling of the current street. Some streets get milled 5” (full replacement) some get milled 1.5” for an overlay. Each section is estimated at 1-2 days. Milling operations are continuous throughout the sections.
- iv. Next operation is crack repair or complete replacement. Complete replacement removes all asphalt and the sub-grade is reworked to 90 – 95% compaction. These are noted in red crosshatch on the drawings.
- v. Ground would like to take more core samples in some of the cul-de-sacs.
- vi. Then overlay with new asphalt.
- vii. If there are dips in the road, a filer will be placed first to level out the road

b. How will residents be affected?

- i. MPI will have flaggers for traffic control. There may be some delay getting to their homes.
- ii. Road needs to be dry for application of tackifier and asphalt. This is especially true if complete removal and rework of sub-grade is involved. This means the irrigation system will need to be shut off while this is in process.
 1. Plan is to shut off the irrigation system in MVF during the week, then turn on over the weekend for lawns and gardens.
 2. Definitely do not want to jeopardize this process.

<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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- iii. Homestead Place cul-de-sac will park either in driveway of 2385 or across street in open field and will have to walk to their homes.
- iv. MPI will bring their own portable toilets on trailers.
- v. Cars will not be permitted to park on the street between 7:00 AM and 6:00 PM.
- vi. CAUTION should be taken to not turn the wheels of the cars when stationary until asphalt is completely cured.
- c. How will communication be sent to residents?
 - i. MPI will have signage on the streets to direct traffic and notify of road closures.
 - ii. HOA will place notices in the mail room with the map and in the newsletter
 - iii. MPI will place door hanger information cards on the houses with rules and a 24 hour notice
- d. What is Ground Engineering's role?
 - i. Be on site every day when operations are proceeding.
 - ii. Sign for truck loads of asphalt
 - iii. Take density tests of sub-grade and asphalt as necessary
 - iv. Sign off on invoice before forwarding it to HOA for payment.
- e. What happens to the mill tailings from the street?
 - i. HOA at first suggested the mill tailings be placed along the trails throughout the community. After discussion with Ground and MPI, this may prove to be cost prohibitive. It would require heavy machinery and operators.
- f. Existing 2 speed bumps.
 - i. Road committee will check with resident to determine if existing speed bumps should be re-installed.
- g. More information to residents will be forthcoming as it is received.

2. Architectural / Landscape Committee

- a. Camper Trailer located at xxx received a second letter and the homeowner requested until May 28th to find alternative parking for the trailer.

3. Social/Welcome Committee

- a. Rental and dump costs for a 40 yard dumpster are put on hold this year due to road repaving.
- b. Garage sale in conjunction with the Elms needs someone to coordinate. Bob Danos will send contact information for the Elms to Tom Blahak who will reach out. However with road resurfacing it may not happen at the same time.

4. Irrigation Committee

- a. Cottonwood trees in back of house along CR 5 ½ were removed per the homeowners request because of dangerous situation.

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- b. 2 Tree replacements at the mail center cost \$2,422.65. Recommendation to begin a treatment program to avoid losing more trees.
 - a. Proposal from St Vrain Plant Health was revised to include spring and fall treatment of 89 trees (in lieu of original 29) and revised to include spring treatment of 50 scotch pines (in lieu of original 33).
 - b. Proposal also included spring treatment of scotch pines.
 - c. Motion to amend contract with St Vrain contract by an additional \$768 was passed.
- c. Tabled until next meeting was the discussion to remove 2 more cottonwood trees at the mail room and 5 Russian olive shrubs just east of the red barn.
- d. Expenses for irrigation were:
 - a. \$1,337 to clean the ditch to the upper pond
 - b. \$4,039.45 for pump replacement and set up
 - c. \$214.72 for adjustments to the pressure pump.
 - d. These will be split 50 -50 with the Elms
 - e. \$1,588 to clean the banks of the lower pond.
- e. Supplemental water for irrigation.
 - a. Jim Eyk contacted approximately 6 suppliers to purchase supplemental water and all refused to allow bids on water due to an anticipated drought this year.
 - b. Jim does have 1 supplier that will accept a bid of \$135 per acre ft of water. This would sustain our irrigation for approximately 30 days after we are shut off from the river and our pond would dry up. Total would be approximately \$10,800 for 80 shares. Motion to go forward was passed.
 - c. If we use this water the additional cost would be assessed to each house on a weighted average for usage. Estimate of approximately \$210 per home.
 - d. Price of water increased due to federal regulations on ditch repairs after the 2013 flood.
- f. Sprinkler Repair Day Saturday 5-19. Jim and Dave Anderson would like to **THANK** the brave souls who braved cold weather and rain to repair the sprinklers. They will do it again on 5-22.
- g. Co Cal Lawn Maintenance:
 - a. Grass is not being mowed each week nor trimming every second week as per contract. Irrigation committee will request a meeting with them. They will also request a representative from Co Cal attend the next meeting.

6. New Business

- a. It was suggested we move \$270,392 currently in the money market to 1st Bank and combine with the \$325,000 loan plus \$2,00 origination fee so 1st Bank could pay MPI directly. Motion was put forward and passed.
- b. Closing on the loan was set for last week in June.
- c. Still would have \$108,000 in operating funds, \$20,000 in reserves. and \$72,000 in CD's as well as oil and gas revenue.

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- d. Volunteers are being sought to fill the position of Sue Stippich who will be leaving
xxx

7. Next meeting

- a. Next meeting will be scheduled for June 18, 6:00 PM at PML.

ACTION ITEMS:

- 1) Tom to get newsletter out by June 1
- 2) David M to forward template of newsletter to Tom
- 3) Tom Post in mailroom: March meeting minutes and Annual Meeting minutes
 - a. Then newsletter
 - b. Then Map of road repair
- 4) Lauren to forward contact information for MVF “webmaster” so newsletter can be posted.
- 5) Bob to forward contact information to Tom for Elms HOA.

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