

Meadow Vale Farm Community Association

Board Meeting Minutes – July 30, 2018

Board Members Present:

Jim Eyk, Tom Blahak, Dave Anderson, David Mackey

Board Members Absent:

Guests:

Bob Danos, Lauren Hofmann, PML

The board meeting convened at 6:00pm on July 30, 2018

Minutes of the June 18, 2018 board meeting were approved.

1. CoCal Invoices

- a. Invoices were again discussed in particular the amount of “ice slicer” that was billed in January. There are currently 3 invoices on hold for approximately \$1,800. Motion made and carried to pay the invoices
- b. Jim will contact CoCal about lack of weed control. Also about picking up tree limbs from recent wind storm.

2. Roads Report

- a. Received a call from resident at 1990 Meadow Vale Road about a concrete pour scheduled for day after asphalt was laid, said he would not halt his driveway. There was slight damage to the road from the concrete trucks.
- b. 1st installment of \$150,928.31 was approved to be paid to MPI after Ground Engineering approved the invoice and quantities. Motion passed.
- c. Invoice had not been received from Ground Engineering yet.
- d. Motion was made to pay \$9,795.08 as the first installment on the loan. Motion passed.
- e. Any surplus left in the account will be used to pay down the loan.
- f. Several compliments and several complaints about the paving.

3. Architectural / Landscape Committee

- a. Discussion about violations of covenant ruling, 2nd amendment dated May 28th, 1999, Article VI, Section 11. Letters to home owners will follow.
 - i. 1868 Meadow vale Road has a travel trailer on the lot hidden in the trees. No letter, the travel trailer is gone
 - ii. 2032 Meadow Vale Road has a car parked by the side of the garage. No letter, the car is gone.
 - iii. 2274 Meadow Vale Road has a Jeep in the driveway. Another letter will be sent.
 - iv. 2197 Meadowlark Place has a brown truck in the driveway. No letter will be sent as the truck is moved on weekends.

<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
VACANT			Treasurer
Tom Blahak	May-20	303-994-3976	Secretary
Jim Eyk	May-19	303-772-0261	Irrigation

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- b. Other complaints with letters to follow:
- i. 1926 Meadow Vale Road has Christmas lights hanging on the house that are not attached. Letter would again be sent.
 - ii. Garage project at 2032 Meadow Vale Road is still not finished (siding). Owner contacted PML and said the garage should be moved by the end of August.
 - iii. Shed construction at 2150 Meadowlark Place is not complete. Owner was also open burning items. They are working on the siding and painting this week. Also they shed does not meet the set back rules.
 - iv. Question about what authority the Home Owner Association has when it comes to enforcement of covenants. Process is
 1. Notification by mail
 2. If violation is not remedied in 30 days, another letter is sent.
 3. HOA has the authority to levy a \$50 fine, which increases to \$100 after 30 days, and increases to \$200 after another 30 days and every 30 days thereafter.
 4. If fines are not paid, HOA can place a lien on the property.
 5. **These are spelled out in the covenants.**
- c. Trees:
- i. 2 more cottonwoods at the mail center will be removed after the asphalt is completed. St Vrain Plant Health is scheduled to spray the trees.

4. Social/Welcome Committee

- a. No Updates

4. Irrigation Committee

- a. Supplemental water for irrigation.
 - a. Payment of \$3,780 for an additional 28 acre feet was approved, bringing the total to 61 ½ acre feet at \$9,490.
 - b. We have a running average of 4 ½ acre feet per day.
 - c. Yearly irrigation charge per home is ESTIMATED at approximately \$250 per household. Last year it was \$199, In 2016 it was \$224.
 - d. Oligarchy ditch appears to have adequate water flow for this season.

6. New Business

- a. 2366 Homestead Place requested the Board look into the drain pipe that takes excess water from irrigation down to the cove appears to be clogged, causing water to flow into this homes back yard. Request was to have the pipe cleared.
- b. Real Estate agent was requesting from potential buyers the possibility that an adjacent building could be made into a rental. Board decided to no comment until property is purchased.

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c. Volunteers are STILL being sought to fill the position of Sue Stippich.

7. Next meeting

a. Next meeting will be scheduled for August 20, 2018, 6:00 PM at PML.

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