

Meadow Vale Farm Community Association

Board Meeting Minutes ó October 15, 2018

Board Members Present:

Tom Blahak, Dave Anderson, Jim Eyk, David Mackey

Board Members Absent:

None

Guests:

Bob Danos, Lauren Hofmann, PML

The board meeting convened at 6:00pm on October 15, 2018

Minutes of the September 17, 2018 board meeting were approved.

1. Architectural & Landscape Committee

- a. Letter was sent to 1886 Meadow Vale Road about invasive weeds that spread to neighbor's yards and should be maintained. Asked homeowner to cut down the tall grasses before they go to seed. Request their landscape plan if available. Next step is to levy a fine to 1886 MVR.
- b. Cottonwoods and Russian Olives were removed on October 6th & 7th. Very fgood turnout. THANKS to those who helped.
- c. 2211 Meadow vale Road fence that was damaged by lawn mowing belongs to the HOA. Need to repair, HOA will pay for repairs.
- d. 2111 Blue Mountain Road, sun room addition, need additional information. No architectural request was sent.

2. Social/Welcome Committee

- a. Fall Festival planned at the Red Barn. Good turn out.
- b. Pat McDowell of the Welcome Committee brought basket and information to Jim and Jane Lanican, 2155 Meadowlark Place who moved here from Carlsbad, CA.

3. Irrigation Committee

- a. Ramey came out and investigated Pump #2. The motor coils tested good. The technician suspected a connection came loose and shorted to the case. Estimate of \$486 to repair it, will wait until spring.
- b. Irrigation water is shut off, ditch is closed, and pumps winterized.
- c. Residents need to be reminded that there is a limit of 2 to 5 minutes per zone during blow out and within their scheduled time. Other option is to not offer the compressor.
- d. Dennis Cook and crew worked at 2378 Homestead Place and found drain pipe leading toward house. They unearthed no other drain pipes. A hole was dug in the front yard which filled with water within an hour. Left Hand Water District tested for chlorine, which would indicate potable water, but test was negative. Crew repaired

<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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sprinkler lines and filled in trenches but sod and mulch repair need to be done. Dave and Tom will check for changes after sprinkler system is shut down.

- e. Controller at the Mail Center for the green space may not working correctly. Cocal workers had trouble while evacuating the greenways and have noticed the date/time incorrect during the season. Will try new batteries for clock, and if still losing time, will get estimate of replacement parts.
- f. Suspect a system leak in the green belt at 1872 Blue Mountain Road. This repair will need to wait until spring.
- g. Pump house exhaust fan need to be replaced. Will get estimate of replacement motor.

4. Roads Report

- a. 2174 Meadowvale still has rocks that were pushed in by equipment that need to be groomed.
- b. Motion was made and passed to release the retainage pending repair of the incident at 2174.
- c. Remaining funds in the roads account of \$24,913. Motion was made and passed to leave it in the account and apply to the loan payment.

5. New Business

- a. PML has investigated changing the HOA from an ðŠö corporation to a öCö corporation to receive better tax advantages. This needs to be done by the end of the year. Dave Mackey discussed with a Tax Accountant, biggest issue is write offs (road repairs, etc) but have to claim all incomes and get taxed at higher rate. Dave Mackey has asked accountant to go back and calculate 2017 taxes to determine what the better route is.
- b. HOA received snow removal bids from CoCal and Vintage Landscape. Vintage was considerably lower. Bob Danos recommended them.
- c. Yearly meeting will be January 21, 2019 at Mead High School.
- d. Yearly irrigation charges will be sent out in November.

6. Volunteers are STILL being sought to fill the position of Treasurer

7. Next meeting

- a. Next meeting will be scheduled for November 19, 2018, 6:00 PM at PML.

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