

Meadow Vale Farm Community Association Board Meeting Minutes ó November 19, 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 November 19, 2018

Minutes of the October 15, 2018 board meeting were approved.

1. Architectural & Landscape Committee

- a. 1886 Meadow Vale Road burned their invasive weeds for the season. A Thank You letter will be sent.
- b. 2211 Meadow vale Road fence that was damaged by lawn mowing belongs to the HOA. Need to repair, HOA will pay for repairs. Repairs not yet done.
- c. 2111 Blue Mountain Road, sun room addition, HOA has requested additional information. No architectural request was sent. Shed has been moved tight against back fence, has not yet been painted. No response to requests. Another letter will be sent.
- d. Steven Fletcher gave a bid of \$300 to remove remaining brush piles. Motion approved since the dump fees last time were more than that. Stumps will be ground in the spring before landscaping (mowing) begins. HOA will put out a request for volunteers.

2. Social/Welcome Committee

- a. Pat McDowell of the Welcome Committee will bring welcome basket to Jillaire McMillan at 1971 Blue Mountain.
- b. Jillaire McMillan also signed up for the Social Committee. 1971 Blue Mountain, (801) 706-3009, zillgirl@sfocean.com.

3. Irrigation Committee

- a. Yearly contribution on irrigation to each homeowner will be \$232.54 for entire year of irrigation. Total irrigation bill was \$20,458.73 divided by 12 months divided by 88 households = \$19.37 per month x 12 months = \$232.44 for each house. Comment was made that considering the rates for water in the surrounding areas and the fact that the Irrigation committee was able to negotiate shares of water, (Thank You to Jim Eyk) this is considered a good yearly rate.

<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. 2378 Homestead Place backyard will be repaired and grass seed will be placed before winter. After exhaustive searching, the cause of the water intrusion on the property cannot be linked to any HOA cause. The pond does not appear to be leaking. The pipe that was cleaned of roots and replaced is of unknown origin. Therefore the HOA will send a letter requesting the homeowner seek professional landscaping to cure their situation.
- c. Exhaust fan in the pump house will need to be replaced in the spring.
- d. There are several pump valves and diaphragms that will need to be replaced in the Spring. Estimate is \$700 - \$1,000.
- e. The HOA is actively seeking a replacement for Greg Newby to monitor the pond.
- f. Controller at the Mail Center appears to be working OK.
- g. Mike Stember 2232 Meadow Vale Road, (303) 900-2232 volunteered to be on the irrigation committee

4. Roads Report

- a. 2174 Meadowvale still has rocks that were pushed in by equipment that need to be groomed. Have not been fixed as of this meeting.
- b. 2157 Blue Mountain Road complained the culvert that runs under the road had been plugged by the road surfacing equipment, causing water to back up during rainstorms. Photos of before road construction and after road construction show the culvert had not been damaged.
- c. Motion was made and passed to release the retainage pending repair of the incident at 2174. Retainage had not been paid as of this meeting. 2 cracks have opened up on Blue Mountain Road and a request has been made to repair them.
- d. Remaining funds in the roads account of \$22,000. Motion was made and passed to leave it in the account and apply to the loan payment.
- e. HOA will make a draw request to pay Ground Engineering in total.

5. New Business

- a. HOA is already a ðCö corporation. Investigation will be done to determine which will be the best form for the HOA to use when filing taxes, either the 1120 or 1120H. For this years analysis it was decided to file using the 1120 which puts all dues as income but allows the HOA to write off the road expense.
- b. Yearly meeting will be January 28, 2019, 6:00 PM at Mead High School.**
- c. Motion was made to approve the 2019 budget with 2 additions. Those being \$1,500 for trails repairs and move the \$117,541 remaining in asphalt to a separate category.
- d. Discussion on how to best repair the trails that have eroded. A committee will be formed and solutions will be presented in the spring.
- e. HOA received a complaint about dog barking for over 2 hours. HOA Covenants, Second Amendment, Article VI, Section 12 statesö It shall be the responsibility of each owner to maintain any Lot or Common area used in any manner by any pet to

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avoid any noise or odor or nuisance to any other owner within the Association.ö A letter will be set to the homeowner of the barking dog asking they be considerate to their neighbors.

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

7. Next meeting

- a. No meeting will be held in December. Next meeting will be scheduled for January 7th, 2019, 6:00 PM at PML.

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