

Meadow Vale Farm Community Association Board Meeting Minutes – January 15th, 2018

Board Members Present:

Jim Eyk, David Mackey, Tom Blahak, Sue Stippich

Board Members Absent:

Dave Anderson

Guests:

Lauren Hofmann, PML

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

Minutes of the November, 2017 board meeting were approved.

1. Budget

- a. Bob Danos will present the 2018 budget at February meeting.
- b. 2017 Income was helped by Oil & Gas Lease Income of \$312,468.57. Net income after expenses was \$27,068.21.
- c. Cash in Bank, Certificates of Deposit (2), and Money Market at end of 2017 totaled \$334,661.21.

2. Covenants

- a. Recommendation was made to move the annual voters meeting to Spring. Vote was tabled.

3. Architectural / Landscape Committee

- a. 5 cottonwood trees were removed next to the mail center.

4. Social/Welcome Committee

- a. No new homeowners.

4. Irrigation Committee

- a. New information on motor for irrigation pump #1. Received a new quote from Ramey Environmental Compliance. Wayne Cass at Ramey actually installed the pump when it was new and maintained it up until 2005. Price is \$3,072.00 plus freight from Nebraska for motor. Field labor rates are \$98 per hour for installation, estimates 2-3 hours to install with a two man crew, crane is included. Additional \$480 for spring start up and includes changing out the packing in all the pumps and dialing in the controls once fired up.
- b. Quote from Water Tek of \$5,328 to provide and install plus \$900 for crane.
- c. Quote from Wazee of \$3,200 for a new motor, plus shipping (unknown), plus labor at \$150/hr, plus crane.
- d. Decision was made to go with Ramey Environmental.
- e. Still investigating water storage pond dredging and using waste to build a berm along the fence line to the west rather than have Park Engineering build a concrete berm. Jim spoke with farmer and he was OK with this.

<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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- f. Search is still underway for replacement to monitor the pumps daily. A sheet with responsibilities and duties will be posted in the mail room.
- g. Jim attended the Oligarchy Water meeting. Currently MVF has 5.5 shares of water at a cost of \$253 per share and also leases another 1.1 shares from Kent Nelson for \$XXX per share. Total is \$1,669.80 for this.
- h. The Board is also looking for supplemental water shares from Lower Oligarchy (7 shares at \$130 per share) and from Colorado Big Thompson, who Jim will contact next month.
- i. Last year MVF also got 80 shares from Left Hand water.
- j. A share typically equates to 1 acre foot of water.
- k. Motion to purchase another 100 replacement sprinkler heads for the upcoming season was passed.

5. Roads Committee

- a. Contract has been signed with Ground Engineering as a GC to come up with a RFP for the asphalt work. Contract is not to exceed \$35,000.
- b. Radar penetration report from Ground Engineering was presented. Their estimate for all roads to be repaired was \$650,000 - \$675,000. Included in this is a \$50,000 contingency. Not included is \$35,000 for Ground to do the construction management.
- c. Oil and Gas revenues are running @ \$11,000 - \$12,000 per month. HOA would look at taking a 3 year loan to pay for the repairs and if oil revenue drops either use reserve or issue a special assessment, or possibly increase dues. Reserves are estimated to be @ \$430,000 by the end of 2018, \$500,000 by the end of 2019.
- d. Decision was made to have Ground proceed with forming the RFP for asphalt repairs.

6. New Business

- a. Suggestion was made to post the meeting minutes in the mail room
- b. Board has had complaints of dog droppings along the walking trails. Residents are urged to pick up after their dogs.**
- c. Suggestion to go out for quotes for summer lawn maintenance was tabled. CoCal is currently doing summer and winter snow removal. Last snowfall they had to be called in to de-ice the hill by the mail room but they did respond quickly. Contract calls for them to plow main roads if there is 2" or more, plow all roads if there is 4" or more and de-ice the hills.
- d. Residents are reminded to help the snowplow drivers by placing reflective rods along the roadside where their landscape ends to delineate the roadway.
- e. New management agreement with PML was approved and signed

7. Next meeting

- a. Next meeting is scheduled for February 19th, 2018, 6:00pm at PML.

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