

Meadow Vale Farm Community Association

Board of Directors Meeting Minutes

March 18, 2019

Board Members Present:

Tom Blahak, Dave Anderson, Jim Eyk

Board Members Absent:

None

Guests:

Bob Danos, Angelina Espinoza, PML

The board meeting convened at 6:00pm on March 18, 2019

Minutes of the January 28, 2019 board meeting were approved.

1. Architecture & Landscape Committee

- a. Chicken Coops: Appears more people are seeking permission for chicken coops. Second Amendment to the Covenant dated May 28, 1999, Section 12 states “animals are subject to the existing ordinances of Weld County. It shall be the responsibility of each owner ...to avoid any noise or nuisance to any other owner within the Association. Maximum chickens per lot are limited to 12. No animal shall be kept for any commercial purpose.
- b. Request for a chicken coop at 2155 Meadowlark Place was rejected first time due to incomplete information but was later approved.
- c. Coop at 2186 Meadowvale Road did not send in a request and should be repositioned away from the easement or removed.
- d. 2155 Meadowlark Place had a patio request accepted
- e. 1959 Blue Mountain Road had approval for a shed but has also included a fence. Investigate if this was in the original request.
- f. 2111 Blue Mountain Road had a request for a sunroom addition approved with a stipulation that the roof pitch match the house. Research what the approval wording was.
- g. 2031 Meadowvale Road has a trailer in the driveway that needs to be moved. A letter will go out to the homeowner.
- h. 1868 Meadowvale Road has a large enclosed trailer in the back of the property that should be relocated. A letter will go out to the homeowner.
- i. Trail repairs are on hold for now pending a review of income.
- j. Asphalt Road repairs:
 - i. A notice was sent to Ground Engineering and that stated:

“GE / MPI, The Roads Committee walked the neighborhood this morning to assess the overall condition of the roads paved in August 2018. Unfortunately, it

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|---------------------|------------------|--------------------|---------------------|
| Tom Blahak | May-21 | 303-994-3976 | President |
| Dave Anderson | May-20 | 720-261-4665 | Vice President |
| VACANT | | | Treasurer |
| VACANT | | | Secretary |
| Jim Eyk | May-19 | 303-772-0261 | Irrigation |

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looks like we have a more serious problem than initially assessed. In looking at the neighborhood roads, we noticed:

- 75 cracks throughout the neighborhood--26 along Blue Mountain Rd, 46 along the Meadow Vale Rd loop and entrances, 2 on JCK place, and 3 on Meadowlark Place.
- The vast majority of the cracks appear to align with areas of the road that were marked in GE's 2018 assessment where crack repairs were required.
- Areas that had full repairs completed show no signs of cracking or disrepair.

I request that GE and MPI work together to: (1) assess why those areas appear not to have been repaired properly, (2) determine the possibility that other areas marked as crack repair in the 2018 assessment will also fail, and (3) come up with a repair plan that addresses the existing issues."

Reply from Ground Engineering:

"I (Scott Sickler, Ground) spoke to Metro regarding the cracking out at Meadow Vale. If the board allows, they would prefer to hold off on any fixes (I would propose just sealing the cracks) until the one year warranty approaches as there may be more cracks that reflect through (but hopefully taper off as we get above freezing at night). Talking to people in the industry, this winter has wreaked havoc on roadways and parking lots, old and new. The wild swings in temperatures are a huge factor in the degradation of roadways - this week's weather will not help the situation. That being said, we could still evaluate via coring to determine if the crack patch is cracking or if the area was never patched. Also, please keep in mind that not all of the cracks were patched - it is an overlay, and cracks (even patched cracks) may propagate through the new asphalt, especially given the winter we've had."

The agreement with Metro Paving is for a 1 year warranty and covers labor but not material.

- k. 3 invoices for snow removal were approved. General consensus is that snow removal went well.

2. SOCIAL AND WELCOME COMMITTEE: No Updates

3. IRRIGATION:

- a. Insurance for Greg Newby will not be renewed. Instead Jim Eyk will carry the liability insurance. Jim will be the ditch rider.
- b. Wiring on the irrigation motor will be done at spring start up and will be split with the Elms.
- c. Oligarchy will be replacing a deteriorated flume with a siphon to improve water flow.

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- d. HOA has our name in with Left Hand for water shares and also working with a farmer to purchase water shares.

NEW BUSINESS

1. PML Report

Angelina Espinoza was introduced as the new assistant who will be the Meadow Vale contact person.

- a. Financials:
 - i. \$158,521 total assets. Of that \$85,082 is in the bank account.
 - ii. Income is on track.
 - iii. Should be OK financially for 12 months as long as Oil & Gas revenue stays above \$4,000. Latest check was \$5,134.
 - b. Taxes return should be completed within the next week. Have a good carry over from last year.
 - c. Lawn & Tree Care Contracts:
 - i. Proposal from St Vrain Plant Health for tree treatment for \$2,764 was approved.
 - ii. Lawn care proposals were reviewed from Green Man and Solid Grounds (formerly Vintage)
 - a. Green Man total of \$29,634.96
 - b. Vintage total of \$24,602.14 was voted and approved. Includes spring clean up, 26 weekly lawn mows, 13 native grass mows, fall clean up, shrubs and small tree pruning, and irrigation system maintenance. Does not include irrigation system start up.
 - d. Invoice from CoCal for \$1,583 was voted on and approved. This was the remainder of their cancelled contract.
 - e. Stump grinding from Complimentree for \$1,550 was voted on and approved.
- 2.** Suggestion to have a “dump day” was discussed and rejected.
- 3.** Next meeting will be April 15, 2019 at 6:00 PM.
- 4.** Meeting was adjourned.

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