

Meadow Vale Farm Community Association
Board of Director Meeting Minutes
October 21, 2019

Location: PML Office, 1155 S. Main Street, Longmont, CO 80501

Board Members Present: Tom Blahak, Jim Eyk, Dave Anderson, Jillaire McMillan

Board Members Absent: None

Guests: Bob Danos & Angelina Espinosa, PML

The board meeting convened at 6:00 pm on October 21, 2019.

Minutes of the September 16, 2019 board meeting were approved.

1. ARCHITECTURAL AND LANDSCAPE COMMITTEE

a. Approvals:

- i. Roof Replacements: 2173 Meadow Lark, 2062 Blue Mountain, 2155 Meadow Lark, 2150 Meadow Lark
- ii. Hail damage repair: 2004 Blue Mountain
- iii. Landscaping enhancements: 2087 Blue Mountain Road

b. Courtesy Letters sent or need to be sent:

- i. RVs & Trailers that need to be removed: 1872 Blue Mountain Road, 2118 Blue Mountain Road, 2211 Meadowvale Road.
- ii. 2197 Meadowlark Place: lawn clippings dumped in common area have not yet been removed; Angelina will send another letter that includes citations from HOA covenants (Article VI, Section 18 & Article VI, Section 4)

c. Dave will purchase and post 4 signs to remind people about dog leash laws: 2 by pond, 1 by mail center, 1 by entrance to neighborhood from The Elms

2. SOCIAL AND WELCOME COMMITTEE

a. Fall Festival @ the Red Barn at 2262 Meadowvale Rd on November 2; 2-4pm

- i. Chili & pie contest
- ii. Jillaire will confirm with McIntoshes.
- iii. Jillaire will rent bounce house & Tom will get chairs

b. Turkey Trot on Thanksgiving (November 28): McMillan family wants to organize a fun walk/run that morning in the neighborhood.

- i. Jillaire will reach out to invite The Elms to participate
- ii. We might collect food bank donations.

3. IRRIGATION COMMITTEE

a. 166 head replacements; 9 under warranty; found rust in some heads

b. Controller was losing time. The front panel was replaced and it's working now.

c. Leaks/wet spots:

- i. Wet spot by 2211 Meadow Vale Road is Left Hand Water's responsibility. Angelina needs to hear back from Left Hand.
- ii. 2068 Meadowvale has a leak from a broken shut-off valve; Jim will fix.

- iii. Wet spot at lower pond is a leak in one of our main lines. Jim will repair.
 - d. Pump rebuild may be needed in late 2020.
 - e. Discussion about leasing more water rights in the future.
 - f. Sprinkler Blow-out day:
 - i. Many residents set their sprinkler timers and then did not attend them. They ran each zone and drew pressure for far too long. This adversely affected their neighbors, who did not have enough pressure to do their own systems.
 - ii. Schultz Brothers can come to individually blow out some systems: \$50 for 8 zones
 - iii. Jim will post a sign in the mail center to find out who wasn't able to blow out their systems
 - iv. How can we better communicate proper procedures and assigned times in the future?
 - g. Cost for sprinkler head shipment and new front panel approved.
- 4. ROAD COMMITTEE
 - a. Road Maintenance Policy updates were reviewed. Tom Blahak made a motion to adopt the policy as written but with the 3rd sentence of section 8 removed. Motion passed.
 - b. October 25: Tom and Jim will do a survey of roads looking for any cracks to be repaired under warranty.
- 5. BOARD RATIFIED BUSINESS
 - a. See 1a and 3g above.
- 6. FINANCIALS
 - a. Operating account: \$59,555.62
 - b. Drop in oil income
 - i. Most recent oil income check was only \$1,792.63.
 - ii. We can make road loan payments through April w/o any oil income.
 - c. Proposed 2020 Budget & Potential Dues Increase
 - i. PML provided several proposed budget scenarios based on no dues increase (\$130/month), \$150/month, and \$200/month.
 - ii. We will need to increase dues to meet expenses and build up reserves. Ideal is to put 10% of income into reserves in anticipation of future large expenses, like \$1 million for roads in 20 years.
 - iii. 2014 was the last dues increase from \$100 to \$130.
 - iv. Likely options to present at annual meeting: \$150/month + special assessment OR \$200/month
- 7. Next meeting is November 25, 2019, 6:00pm at PML. (Changed from November 18)
- 8. Meeting adjourned at 7:56 pm.