

Meadow Vale Farm Community Association

Board of Director Meeting Minutes

December 16, 2019

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

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

Irrigation Specialist: Jim Eyk

Resident Present: Bill Ewer

Board Members Absent: None

Guests: Bob Danos & Angelina Espinosa, PML

The board meeting convened at 6:00 pm on December 6, 2019. Minutes of the October 21, 2019 board meeting were approved.

1. ARCHITECTURAL AND LANDSCAPE COMMITTEE

- a. Landscape Curbing: Is HOA responsible if snow plows hit homeowners' landscaping? No, because that part of land is in the right of way.

2. SOCIAL AND WELCOME COMMITTEE

- a. 1926 Meadow Vale Rd: sold 11/18
- b. 1868 Meadow Vale Rd: sold 12/9
- c. 2080 Meadow Vale Rd: scheduled to close 12/23
- d. Turkey Trot report: 25-30 participants from MVF and The Elms and friends. 40+ people signed up, but cold weather likely kept them away. 5k and 1 mile runners and walkers on the well-plowed roads. The Elms had too much snow and ice, so we kept the route in MVF. Hope to do it again next year. Total costs: about \$50. Collected 100 lbs. of food which was donated to the OUR Center.

3. IRRIGATION COMMITTEE

- a. Fighting Brothers invoice for doing additional sprinkler blow-outs for 5 residents. Total bill was \$380. Motion made to approve the payment of the bill. Seconded. Passed.
- b. We need to address this in our annual meeting and be sure that residents understand the importance of properly supervising the blow-out of their sprinklers.
- c. Leak by County Road 5 ½ is still flowing. No one else is claiming the leak. It is not chlorinated, so it's not Left Hand's. Could we collect the water and return it to one of our irrigation ponds? Where is the water coming from? Where is it going?
- d. Do we need add money to legal fund and hire a water lawyer? \$2500 for an attorney to get a well permit; \$10,00-20,00 for a well head. Bob doesn't think we can get a well permit if it's not for agricultural use. Bob will speak to someone he knows who can give him some advice

e. Overflow drainage ditch invoice should be around \$400, but will be split with The Elms.

4. ROAD COMMITTEE

- a. Loan balance \$178,085.09 after December payment. 19 more payments to go. Have enough in the bank to cover 6 more payments.
- b. Cracks were repaired as a result of the October 25 road survey by Tom and Jim.
- c. Any future crack repairs we will pay for since we're now out of the warranty period.

5. BOARD RATIFIED BUSINESS

- a. 2040 JCK Place: new roof
- b. 2250 MV Rd: new roof
- c. 2000 MV Rd: new roof and exterior soffit work
- d. 2171 MV Rd: detached garage and new roof
- e. \$96.75 for pipe leaks
- f. \$71.84: to Dave Anderson for "All Pets must be on a leash" signs

6. FINANCIALS

- a. Proposed 2020 Budget at \$200/month fees: Moved and seconded. Approved by board.
- b. Raise HOA fees to \$200/month
 - i. \$750,000 to fix roads in 2018. In 20 years we can assume we'll need at least \$1 million to do it again. \$70/month increase per household will pay for that. We got \$300,000 from oil revenue that helped pay for the roads the first time, but we cannot expect that to come again
 - ii. Pumps, sprinklers, purchasing water, landscaping all cost money.
 - iii. Motion made that beginning in March 2020 the monthly dues will rise to \$200. Seconded. Motion passed.
 - iv. January 17, 2020: CD renews. Will we cash it in and put in savings or renew it? Decide after the annual meeting. We have until January 27 to decide without any penalty.

6. Annual Meeting—January 21, 2020

- 1. PowerPoint presentation to explain new budget and dues increases. Jillaire can prepare if others send her the information we want to include.
- 2. Education: oil & gas or county sheriff

7. Adjournment: 7:48pm