

Meadow Vale Farm Community Association  
Board of Director Meeting Minutes  
**September 16, 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 Espinoza, PML

Gary Niemeyer, resident

The board meeting convened at 6:00 pm on September 16, 2019.

Minutes of the July 15, 2019 board meeting were approved.

Jillaire McMillan nominated to be Board Secretary by Tom Blahak. Approved.

1. ARCHITECTURAL AND LANDSCAPE COMMITTEE

- a. A lot of new roof requests have been coming in. Most are keeping them the same.
- b. Approvals:
  - i. 1962 Meadow Vale Road: planting junipers
  - ii. 2366 Homestead Place: roof, gutters, windows, stucco
  - iii. 2016 Meadow Vale Road: roof
  - iv. 2143 Meadow Vale Road: skylights
  - v. 1868 Meadow Vale Road: roof
  - vi. 2141 Meadowlark Place: exterior paint
  - vii. 2173 Meadowlark Place: replace deck
- c. Courtesy Letters sent:
  - i. 1872 Blue Mountain Road: RV parking
  - ii. 2197 Meadowlark Place: lawn clipping dumping in common area
- d. Gravel and Trail Improvements:
  - i. A group of volunteer residents met on Saturday, August 10 to spread gravel and install drainage pipes in several key areas along common trails.
  - ii. a resident has volunteered and may buy more gravel. There's not a lot of money left in the budget, but we could maybe rent equipment to spread it.
  - iii. Receipts approved:
    1. \$176.76--3 receipts for diesel for tractor, drain pipe and coupling, glue, water
    2. \$777.84--receipt for tractor

- e. Snow Removal Contract
  - i. Rates went up \$4 for hand shoveling.
  - ii. Minimum depth for clearing parking areas is 4 inches. They will plow within 4 hours of cessation of storm.
  - iii. Decision was made to use sand on the hill rather than magnesium chloride.
  - iv. Bob Danos will submit and sign the amended contract to Solid Grounds. Motion to approve the amended contract was approved.

## 2. SOCIAL AND WELCOME COMMITTEE

- a. Tentatively scheduled Fall Festival for October 26. Tom will contact Scott about using the red barn. Jillaire has received supplies from Sara Marshall and will lead in planning the Fall Festival.

## 3. IRRIGATION COMMITTEE

- a. October 13: water turned off; October 18: blow out greenway sprinklers; October 19 & 20: resident sprinkler blowout
- b. Used 157 sprinkler heads this year; returned/exchanged 9.
- c. Sprinkler controller at mail center is losing time (half a day). Jim is hoping to get a new control panel.
- d. Leaks/wet spots:
  - i. Wet spot by 2211 Meadow Vale Road is Left Hand Water's responsibility. Angelina will follow up with Left Hand.
  - ii. Pipe Leak on WCR 5 ½: Weld County doesn't think it's theirs. Decision made to wait until we turn off irrigation water and blow out the sprinklers and see if it's still leaking. If it stops, it's ours. If it does, it's probably the county's or Meadow Vale Cove's.
  - iii. Wet spot at lower pond: Decision made to wait until we turn off irrigation water and blow out sprinklers. AquaLine services may be able to come and locate the pipes or other source.
  - iv. Decision was made to revisit ii and iii at the November board meeting after the water is off and there's time for water to drain.
- e. Leasing water shares from Erik Nelson: Bob Danos will talk to him about possibly establishing a long-term contract.

## 4. ROAD COMMITTEE

- a. No known complaints or new cracks.
- b. Loan balance of \$204,869.68 after September payment.
- c. 1st Bank update: bank is comfortable with our financial outlook and anticipated ability to pay the loan.

## 5. FINANCIALS

- a. Operating account: \$65,429.59
- b. Actuals are on track.
- c. Loan balance will be \$204,869.68 after September payment.
- d. We will need to dip into reserves to make road loan payments. We'll be paying monthly through 2020 and 9 months into 2021.
- e. Oil income was estimated to be \$60,000 for 2019, but that may be high. We've been receiving \$4000-4500 per month.
- f. Dues increase was discussed.
  - i. \$130/month is current fee.
  - ii. Different options ranging from \$150 to \$200 per month were discussed.
  - iii. Dues were last raised from \$100 to \$130 in 2014.
  - iv. Bob and Angelina will provide some budget projections based on different fee increase scenarios and submit them to the board for further consideration.
  - v. Any change to dues will need to be addressed and voted on at the annual meeting.

## 6. GENERAL DISCUSSION

- a. Resident requested waiver of late fee. Never been late before. Motion was made to waive late fee and send a letter notifying resident that PML does not send monthly statements. Approved.
7. Next meeting is October 21, 2019, 6:00pm at PML.
  8. Meeting adjourned at 7:45pm.