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These minutes will be officially approved at the 2021 annual meeting.

Meadow Vale Farm HOA Annual Meeting January 21, 2020 Mead High School Cafeteria

1. Meeting called to order by Tom Blahak at 6:30 pm.
2. Introductions; quorum confirmed with 26 members present; 4 proxies certified.
3. Minutes from 2019 meeting minutes were approved.
4. Community Update
 - a. Be a good neighbor. Review covenants at MVFHOA.org/documents.
 - b. Maintain the greenbelt. Be sure to clean up after your dogs.
 - c. Irrigation shutdown/blowout: many volunteer hours were used to organize the 4 compressors to provide blowout for every property. 3 minutes per zone was allotted, but many neighbors left theirs on for too long and it prevented other neighbors from having enough pressure. HOA had to rent additional compressor to blow out homes that did not have proper air pressure.
 - d. Sprinkler replacement: 167 heads replaced by volunteers, which saved about \$18,000
 - e. What do your dues pay for? Common areas maintained; snow removal; road maintenance for the future; trash pick-up; tree upkeep
 - f. Irrigation:
 - i. Every year the price for the water shares go up.
 - ii. Retrenching for the spillway ditches was accomplished to prevent flooding.
 - iii. Drain work was done at the pumphouse to prevent flooding.
 - iv. Oligarchy ditch water shares: the original owner has transferred his shares to his son. MVF owns 5.5 shares and leased 1.1 shares. We've leased shares in the past and there may be a need to renegotiate with the new owner.
 - v. Can we adjust the timer on our common-area sprinklers so that they don't go off during rain storms, wind storms, or middle of the day?
 1. We do it during the day to maintain pressure for homeowners to be doing it during the night.
 2. Would be great to research new controllers that have rain sensors.
 - vi. Will probably need to rebuild the pump and motor in one more year.
5. Education: Bob Danos, PML
 - a. Colorado Common Interest Association: Law requires that there's education that needs to occur at our annual HOA meetings.
 - b. Bills coming through CO legislature:
 - i. Community Association Managers License: expired July 2019. There are currently 3 versions of a new law in committee in the state legislature; trying to increase the fees (which will get passed down to the HOA).

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Additional education for the managers. Overseeing the CAM license is currently done by the real estate commissioner, but the program has not been paying for itself.

- ii. When you register an HOA you list a property manager and that manager should be licensed with the state, and there are many people out there who aren't.
- iii. Senate Bill 80: requires property manager to send out specific information to the home owners. PML will send it out via snail mail within 90 days of the end of the fiscal year.
- iv. Managers cannot release emails for anyone without written permission. It can complicate the ability of the HOA board to communicate with homeowners.

6. Financials

- a. Oil revenues have been declining.
- b. 17 more payments of \$10,000/month are remaining on the loan for repaving the roads.
- c. SVVSD owns a portion of property and receives oil revenues. Were they contacted about paying for a share of the roads? Tom Blahak will follow up with SVVSD.
- d. We pay income taxes on interest from reserves & on oil income.
- e. Dues proposal (effective March 1, 2020): \$200/month
 - i. \$130/month since 2012.
 - ii. Need to consider upcoming expenses such as new pumps and motors; replacing trees; fences. Save for repaving roads in the future.
 - iii. Reserve study recommended we be saving \$43,000/year.
 - iv. Request from a member about increased transparency, web site needs to be updated.
- f. Motion to approve 2020 Budget, with monthly fees increasing to \$200/month, was passed with 24 in favor, 6 opposed.

7. Board Election

- a. President: Tom Blahak
- b. Vice President: Dave Anderson
- c. Treasurer: Jim Lanigan
- d. Secretary: Jillaire McMillan
- e. Irrigation: Jim Eyk
- f. Member-at-Large: Carly Busch

8. Meeting adjourned at 7:40pm