

**Meadow Vale Farm Community Association**  
**Board of Director Meeting Minutes**  
**April 20, 2020**

Held via video conference due to coronavirus restrictions.  
MINUTES APPROVED BY BOARD MEMBERS VIA EMAIL.

**Board Members Present:**

Tom Blahak, Jim Eyk, Dave Anderson, Jillaire McMillan, Carly Busch, Jim Lanigan

**Board Members Absent:**

None

**Guests:**

Bob Danos & Angelina Espinosa, PML

The board meeting convened at 6:05 on 4/20/20.

1. ARCHITECTURAL AND LANDSCAPE COMMITTEE
  - a. Weed Control along both Entrances: PML sent it back for a new bid. Angelina will follow up.
  - b. Purchase of Drag Harrow: Can't find them for rent. It could be hauled by an ATV or truck. It may help keep the weeds on path, will spread the dirt that's piled by the ponds, and can help spread grass seed.
    - i. Dave Anderson made a motion to purchase a drag harrow for \$429.  
Seconded and passed.
  - c. Dave Anderson made a motion to have one steam treatment for weed control in place of herbicides along the trails, with a maximum cost of \$400. Seconded and passed.
  - d. Tree Trimming: maples at the mail center and pines by Hwy 119 will be trimmed and treated; iron induction to feed the maples will be done closer to fall.
  - e. Grass Seed for Patch Areas in Greenway at the lower pond and on the hill by Hwy 119. Bob will ask Jed from Common Grounds for a competitive quote. It should be buffalo grass seed to match current green spaces.
  - f. Gravel for Trails: a resident is willing to buy a couple of tons; HOA could buy more. We can spread it later. We have \$2,000 in the Grounds Maintenance budget earmarked for gravel. Dave will follow-up with resident to see if he is still in a position to buy the gravel.
2. SOCIAL AND WELCOME COMMITTEE
  - a. Angelina will send an email letting new move-ins know the board is aware and glad they are here, but the Welcome Committee will come by after coronavirus restrictions have been lifted. Angelina will send the board a list of new home owners since January 1, 2020.

3. IRRIGATION COMMITTEE

- a. Don't know yet if we'll be able to purchase extra water.
- b. Irrigation Start-Up Date: Plan to start pumps on May 7 or 8, assuming the water will be turned on around then. Jim will take a couple of days to test, and hope to have irrigation turned on at Mother's Day. (This is dependent on water being turned on at our source.) He'll post a notice in mail center when date is sure.
- c. Sprinkler heads are in and ready. New rain detector will be installed soon.

4. ROAD COMMITTEE

- a. We'll be crack sealing the asphalt for \$5500. \$5000 from the budget; \$500 from reserves.
  - i. Tom will send out an email & hang a notice in the mail center when we have a date for that to happen.
- b. Loan balance: \$141,833.65 after April payment.

5. FINANCIALS

- a. Operating account: \$70,456.65
- b. Expenses are on track for this year, even with the recent snowfall.
- c. Oil and Gas Checks were \$3,522 for February, \$2,356 for March.

6. BOARD RATIFIED BUSINESS

- a. Reimbursement to Jim for sprinkler hardware - \$3,539.68
- b. 2043 Blue Mountain Road – Window replacement
- c. Solid Grounds Lawn Contract for 2020
- d. St. Vrain Plant Health – Tree Care
- e. St. Vrain Plant Health – Trimming/Pruning
- f. Superior Aggregates Proposal for asphalt stripping
- g. 2274 Meadow Vale Road – Window replacement
- h. 2004 Blue Mountain Road – new exterior paint

7. Next meeting is May 18, 6:00pm at PML.

8. Meeting adjourned at 6:50.