

Meadow Vale Farm Community Association
Board of Director Meeting Minutes
May 18, 2020

Held via GoToMeeting due to Coronavirus restrictions.

Board Members Present: Tom Blahak, Jim Eyk, Jillaire McMillan, Jim Langian, Carly Busch

Board Members Absent: Dave Anderson,

Guests: Bob Danos & Angelina Espinosa, PML

The board meeting convened at 6:03pm on May 18, 2020.

1. ARCHITECTURAL AND LANDSCAPE COMMITTEE
 - a. Weed Control along Entrance: Supposed to be sprayed on 5/18/20, now rescheduled for 5/26/20.
 - b. Still waiting on grass seed pricing; Angelina will check up. Need to plant this month or wait until fall.
 - c. Waiting to hear on tree trimming date.
2. SOCIAL AND WELCOME COMMITTEE
 - a. 1873 Blue Mountain Road sale just closed.
3. IRRIGATION COMMITTEE
 - a. Northern Colorado Conservancy has predicted 105% average stream flow for St. Vrain.
 - b. Lateral ditch: lined about 30 yards of the ditch and made 2 catch ponds. Hoping to decrease seepage from our ditch and catch sediment before it goes into our pond.
 - c. Re-built the ditch gate; cleared debris with help from some residents.
 - d. Drained pond and cleaned out intake box and pipe. Changed intake box to have screening on top instead of the sides.
 - e. Looks like we will need to dredge the pond next year (Feb/March). We'll pump the pond dry this fall and let it dry out over the winter in preparation for dredging.
 - f. Pump house maintenance completed. Found a crack in the pressure release valve. It's fixed and not leaking now. To rebuild it will be about \$2,000 and should probably be done next year.
 - g. Irrigation start-up:
 - i. Took a couple of days to test the system.
 - ii. 2.8 gallons/minute leak; not sure if that's a good number or not. Jim isolated the system in different areas and it doesn't seem to be leaking more in one section or another. Flow gauge in the pipe coming out of the

pump house is where this measurement happens. Jim is not sure if this is a bad number or not since this is the first year he's monitored it.

- iii. Sprinkler heads: so far only he's only found 3 that are damaged, but he'll inspect them again after the sprinklers have run for a week or more. He'll call for volunteers to repair if there are a significant number.
- iv. Wiring problems: Three have been fixed with help of residents. Will attempt to repair three more zones that are not working properly. Also will try to separate valve wiring so there are fewer heads per zone so certain areas are in their own zone.
- v. Rain sensors have been installed.

h. Special thanks to Jim Eyk, Dave Anderson, Gary Niemeyer, Pete Michels, and Sam Michels for all their work on irrigation maintenance.

4. ROAD COMMITTEE

- a. Loan Balance \$132,659.09 after May payment
- b. Road maintenance: asphalt patching stripping was completed and done well

5. FINANCIALS

- a. Operating account: \$73,398.04
- b. CD maturing in July, but Bob doesn't think we'll need to cash it out to meet expenses; we can revisit the issue when the date is closer.
- c. Lien filed on a homeowner who hasn't paid dues in 6 months. \$1757 due (includes late fees and irrigation charges); PML has sent multiple letters, including a warning that it would be sent to a collection agency (which is the standard policy).
 - i. Motion made to send the resident to Alpine Collection Agency. Seconded. Passed.
- d. Loan balance: \$132,659.09
 - i. \$36,251.44 in principal reduction so far this year

6. BOARD RATIFIED BUSINESS

- a. 2143 Meadow Vale Road: roof replacement
- b. 2243 Meadow Vale Rd – Roof Replacement
- c. 1962 Meadow Vale Rd – Plant Trees
- d. 2189 Meadow Vale Rd – Roof Replacement
- e. Social Committee Reimbursement Receipts for Pat McDowell
- f. Weed control bid for Solid Grounds
- g. 2366 Homestead Place – Replace damaged windows
- h. 2055 JCK Place – Roof Replacement
- i. 2155 Meadow Lark Place – Exterior Paint
- j. 1926 Meadow Vale Rd – Plant Evergreens
- k. 2143 Meadow Vale Rd – Roof Replacement

7. Next meeting is June 15, 5:00pm via GoToMeeting.
8. Meeting adjourned at 6:57pm.