

Meadow Vale Farm Community Association  
Board of Director Meeting Minutes  
**June 15, 2020**

Held via Go To Meeting due to coronavirus restrictions

**Board Members Present:**

Tom Blahak (joined at 5:18), Jim Eyk, Dave Anderson, Jim Langian, Carly Busch, Jillaire McMillan (joined at 5:22)

**Board Members Absent:**

None

**Guests:**

Bob Danos & Angelina Espinosa, PML

The board meeting convened at 5:04 on June 15, 2020

1. May meeting minutes approved previously by all board members via email.
2. NEIGHBORHOOD YARD SALE
  - a. Usually done with Elms. Angelina will make contact with them and then work with Tom on it.
3. ARCHITECTURAL AND LANDSCAPE COMMITTEE
  - a. Grass damaged due to Trugreen applying incorrect weed killer, but it won't be killed. We'll use a different company and product in the future.
  - b. Payment to Trugreen: They admitted that they made a mistake. Question around whether we should pay them since we had to do quite a bit of work to keep the grass alive. Should we take that money and buy grass seed or should we have them come back and fertilize. Dave to follow up with Trugreen and see what they can do to make it right.
  - c. New street sign post installed after it fell over in storm. Sign should be here this week.
  - d. Homeowner installing fence and did not submit an approval application. Angelina to send a reminder that all modifications must go through HOA approval process.
  - e. Removal of large branches from cottonwood trees on CR 5 1/2 from recent wind storms. Dave to check out what work needs to be done.
  - f. Approvals:
    - i. 1990 Meadow Vale Rd – Roof Replacement
    - ii. 1926 Meadow Vale Rd – Extend Concrete Driveway
    - iii. 1971 Blue Mountain Rd – Roof Replacement

- iv. 2274 Meadow Vale Rd – Roof Replacement
- g. Courtesy Letters sent:
  - i. Trailer removed as requested.
  - ii. Trailer removed, but is now back
  - iii. Boat in the backyard.
  - iv. Dog barking.
  - v. Angelina to drive through the neighborhood and follow up on violations.
- 4. SOCIAL AND WELCOME COMMITTEE
  - a. New move-in at 1873 Blue Mountain Road.
    - i. Angelina to check in with Pat to make sure they get welcome basket
- 5. IRRIGATION COMMITTEE
  - a. C-BT Water lease approved via email.
  - b. We leased 7 acre feet of supplemental water but are still short on water to have enough to last to mid October. Would like to lease an additional water if less than \$170 per acre foot. This would still cost less than last year. Need to follow up on email approval to approve this additional water.
  - c. Reimbursement to Jim Eyk for supplies to fix broken pipes and wiring issues. Still have a couple more wiring issues to fix.
  - d. Sprinkler repair day. We have supplies and Jim will put up a flyer in the mail room for this Saturday at 9:00am.
  - e. We have located and recorded the GPS coordinates for all 84 greenway sprinkler valves.
- 6. ROAD COMMITTEE
  - a. No updates
  - b. Loan balance: \$123,463.74 after June payment
- 7. FINANCIALS
  - a. Operating account: \$64, 465.92
  - b. CD: ~\$74,000 Money market
    - i. Discussion about whether we should use some money to pay down loan instead of reinvesting in a CD when the CD is up. Will put more thought into this and discuss at the next meeting.
    - ii. Current interest on the CD is 1.35%. Current interest on the loan is 5.25%. Therefore it would save money in the long run to pay down the loan.
  - c. Loan balance: \$123,463.74 after June payment
  - d. Ramey Environmental Invoice approved via email.
  - e. Homeowner that was sent to collections because of failure to pay dues for 6 months has now been in contact with Angelina. They have paid a portion of the balance due.

- f. Taxes - We will be refiling tax returns based on new regulations (due to Covid) and will get money back for some depreciation instead of paying in about \$3,300. (Still waiting on precise dollar amount from the accountant.)
8. GENERAL DISCUSSION
- a. Homeowners with garbage pickup from a separate company on a separate day. We would like to limit truck traffic on the roads. Angelina to send a letter to homeowners reminding them that standard trash service is included in their dues.
  - b. Fence check - Jillaire & Tom to walk the neighborhood and identify posts and rails that need to be repaired/replaced because they are either broken, leaning, bowed, or broken. These are the fences along the greenbelts. HOA will get a quote for repair.
9. Next meeting is July 20, 5:00pm via GoToMeeting or at PML.
10. Meeting adjourned at 5:56.