

Meadow Vale Farm Community Association  
Board of Director Meeting Minutes  
**October 19, 2020**  
Held virtually via Google Meet

**Board Members Present:**

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

**Board Members Absent:**

Jim Lanigan

**Guests:**

Janet Paul and Bob Danos, PMP

The board meeting convened at 5:02 pm on Monday, October 19, 2020.

1. August 17, 2020 meeting minutes approved.
2. ARCHITECTURAL AND LANDSCAPE COMMITTEE
  - a. True Green Update: We agreed to pay them 25%, which we did. They keep sending bills, but have not done anything else to fix the dead grass in our common areas after spraying with the wrong product.
    - i. Tom will draft a letter to them and include the June email in which he recapped the conversation where they agreed to remedy the situation before we would pay the full amount.
  - b. Approvals:
    - i. 2274 Meadow Vale Rd - Solar panels
3. SOCIAL AND WELCOME COMMITTEE
  - a. Thanksgiving Turkey Trot: Jillaire will reach out to a few other families to see if they are interested in helping to run this small event on Thanksgiving morning. Last year we had a 5K walk/run with about 40 people and gathered 100 lbs of food to donate to OUR Center in Longmont.
4. IRRIGATION COMMITTEE
  - a. Invoices for Pump repairs and pump maintenance balance.
    - i. There was a mistake on the repair job, so we won't be paying the complete invoice.
  - b. Irrigation blow-out went well.
  - c. Pond will need to be dredged.
5. ROAD COMMITTEE
  - a. Loan Balance \$85,239.89 after October payment. Anticipate having the loan paid off in July of 2021.

- b. Extraction Oil sent bankruptcy filing paperwork. This won't affect us until they get a ruling from the bankruptcy judge, which is anticipated to take another year. Received 2 checks \$6,900 in August, \$1,400 in September.
6. FINANCIALS
- a. Operating account: \$70,152
  - b. CDs: \$36,834 and \$37,113; Money Market: \$1052
  - c. Loan balance: \$85,239.89 after October payment
  - d. 2021 Budget: board will review the proposed budget and approve at November meeting in anticipation of approval at 2021 annual meeting.
    - i. Need to get a quote for dredging the pond so we know what that expense will be.
7. GENERAL DISCUSSION
- a. Janet Paul from PMP Realty, LLC [janet@pmprealty.com](mailto:janet@pmprealty.com) is our new property manager and is our contact at PMP.
  - b. Letters will be sent to some residents who have too many cars, trailers, and/or RVs parked for too long.
  - c. Mail center has had some robberies to the large package boxes.
    - i. Motion lights? Security cameras? Locks or code entry on the door for residents? Janet will get quotes on the various options.
    - ii. Janet will send an email to residents to encourage them to check mail daily, especially if expecting a package.
  - d. Annual meeting: Monday, January 11; 6:30pm via GoToMeeting (or other virtual platform)
8. Next meeting is November 16, 5:00pm virtually.

Meeting adjourned at 6:25pm.