

Meadow Vale Farm Community Association
Board of Director Meeting Minutes
March 22, 2021
Held virtually

Board Members Present: Tom Blahak, Dave Anderson, Jim Lanigan, Carly Busch

Board Members Absent: Jillaire McMillan and Jim Eyk

Guests: Janet Paul, PMP

Meeting called to order by Tom Blahak at 5:05 pm.

February 2021 board meeting minutes were approved previously via email and have been posted in the mail center.

1. ARCHITECTURAL AND LANDSCAPE COMMITTEE

a. Approvals:

- i. 2111 Blue Mountain Road window replacement.
- ii. 1959 Blue Mountain Road ornamental fence around garden
- iii. 2135 Meadowlark chicken coop
- iv. 1886 Meadow Vale Road roof replacement
- v. No update from True Green. Dave wants to get fertilization and weed control for the common areas. Tom has been working with Mark and talking with Swingle about getting quotes. Janet also suggested talking with Lawn Dr. Tom will work on this.
- vi. There are two tree branches in the greenspace in the entry off of 5½, those to be removed by Solid Grounds.

2. SOCIAL AND WELCOME COMMITTEE

- a. Nothing to report.

3. IRRIGATION COMMITTEE

- a. The work on the pond was delayed with the recent snows and cold weather. It will need to be pumped out again when it thaws. If it comes down to it we may stock pile the dirt until it can be moved.
- b. Pond at entry. Work for this year it will be put on hold and it will be looked at for future work projects.
- c. Ponds should be dredged 5 to 10 years depending upon the amount of dirt and debris from the run off.
- d. Last year the irrigation was turned on early part of May, the date for this year has not been set yet.

4. FINANCIALS

- a. Operating account: \$69,016.40

- b. Reserve account: \$105,318.34
 - c. Loan balance: \$36,264.49 after March's payment
 - d. Taxes are at the accountant and will be ready in the next couple of weeks.
5. COMMUNITY UPDATE
- a. Violations
 - i. Courtesy Letters will be sent to several homeowners regarding some violations.
 - ii. Rules and Regulations were reviewed and discussed, they are a condensed version of the covenants. Jim made a motion to approve the rules and regulations. Dave seconded the motion. Unanimous.
 - iii. Open Letter. Jim made a motion to send the open letter from the Board to the community. Carly seconded. Unanimous.
 - iv. Revised Policy #7 was reviewed and discussed. Dave made a motion to approve the revised Policy #7. Jim seconded. Unanimous. This will be sent to the Board for signatures.
 - b. Mailing. In April a community mailing will be sent out which will include the open letter from the Board, rules and regulations and Policy #7. A copy of these will be put up in the mail center as well.
 - c. Asphalt work is commencing and should be completed shortly.
 - d. St Vrain Plant Health's bid for 2021. Dave made a motion to approve St. Vrain Plant Health's bid for 2021. Jim seconded. Unanimous.
6. GENERAL DISCUSSION
- a. Jim confirmed the Board terms are for one year and then the positions are re-elected each year. The governing documents are silent to this so it defaults to the Colorado Non Profit Act.
7. Next meeting is April 19, 2021, 5:00 pm virtually.
8. Meeting adjourned at 6:01 pm

Respectfully submitted by Janet Paul, PMP Realty LLC