

Meadow Vale Farm Community Association  
Board of Director Meeting Minutes  
May 17, 2021

Held virtually via Go to Meeting <https://www.gotomeet.me/PMPRealty/meadowvalefarm>

**Board Members Present:**

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

**Board Members Absent:**

Carly Busch

**Guests:**

Janet Paul, PMP

The board meeting convened at 5:00 pm on May 17, 2021.  
April meeting minutes were previously approved via email.

1. ARCHITECTURAL AND LANDSCAPE COMMITTEE
  - a. Approvals:
    - i. 2118 Blue Mountain – landscaping
    - ii. 2133 Blue Mountain – landscaping
    - iii. 2155 Meadowlark – windows & patio
    - iv. 1940 Meadow Vale – painting
    - v. 1872 Blue Mountain – extended RV parking until 6/1
  - b. Fertilization/Weed Control Invoice for native area
    - i. Motion made to pay Weed Man invoice for \$6,000. Seconded and approved.
    - ii. Noted that there was a leak on their tanks causing some streaks in the grass.
2. SOCIAL AND WELCOME COMMITTEE
  - a. No new move-ins.
  - b. We hope to plan a social by late summer/early fall, COVID-conditions permitting.
3. IRRIGATION COMMITTEE
  - a. Northern Colorado Water district April - July stream forecast is 97%.
  - b. Many hours have been put in to prepare the pond and ditches for irrigation this year.
  - c. Quantum Pump Company thinks that number 4 pump may need to be rebuilt after this year. All of the pump shafts are worn, but number 4 is the worst.
  - d. Sprinkler lines are pressurized and were estimated to be losing a gallon per minute. This estimate was before four minor leaks were repaired.
4. FINANCIALS
  - a. MVF Credit Card:

- i. HOA has acquired a credit card for purchases (such as for sprinkler parts) that need to be made by board members, since reimbursements create tax issues for individuals.
    - ii. Tom has created a form for individual board members and the president to sign when the credit card is picked up for use.
    - iii. Receipts will be submitted to PML and then approved at the next board meeting.
  - b. Operating account: \$73,504.59 as of end of April
  - c. Reserve accounts: \$105,000
  - d. Loan balance: NONE!!! Loan was paid in full on May 7!
- 5. GENERAL DISCUSSION
  - a. The HOA doesn't own the tent anymore. Tom will ask Dave Maciorowski to update the website.
  - b. Community yard sale with The Elms June 4-5.
- 6. Next virtual meeting is June 21, 2021 at 5:00pm.
- 7. Meeting adjourned at 5:33pm.