

Meadow Vale Farm Community Association  
Board of Director Meeting Minutes  
July 19, 2021  
Held via GoToMeeting

**Board Members Present:**

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

**Board Members Absent:**

None

**Guests:**

Dieter Maiwald and Pete Michels, residents; Janet Paul, PMP

The board meeting convened at 5:03 pm on July 19, 2021.

June meeting minutes were approved previously via email.

1. ARCHITECTURAL AND LANDSCAPE COMMITTEE

a. Approvals:

- i. Oligarchy leased shares, Copper sulfate purchase, pump 3 repairs
- ii. 2047 JCK Place - landscaping
- iii. 1959 Blue Mountain - structure - Denied
- iv. 1886 Meadow Vale - enclosed patio
- v. Pending reviews: 2016 Meadow Vale - pool

b. Courtesy Letters sent:

- i. Home with a shed for which siding does not meet architectural standards and was not approved: Tenants are in residence. Owner is out of state and not responding to communication from PMP. Letter indicated that it needed to be fixed by May 31. PMP did not send a fine letter in June and will send it today. They will be assessed a fine.
- ii. Home running a business with multiple employees and vehicles. Dave and Tom will speak to the residents to see if there is a good solution.
- iii. Home with animal enclosure: Janet sent a letter reminding residents that all structures need to be approved by the HOA board before installation/construction.

c. Dead trees near the mail center were removed. Awaiting their invoice.

2. SOCIAL AND WELCOME COMMITTEE

- a. Jillaire messaged McIntoshes about using the red barn in September or October for a chili cook-off, pandemic conditions allowing. Waiting to hear back.
- b. No new move-ins in the last month.

3. IRRIGATION COMMITTEE

- a. Ramey is not responding to Jim Eyk re: pump problems. They have already lost our business and we will be working with Quantum from now on. Jim will see if The Elms HOA board agrees to not pursue further action with Ramey.
  - b. Motion made to approve up to \$3,000 for pump repairs to be paid to Quantum Pump and Control if The Elms approves to match the amount. Seconded and approved.
  - c. Jim Eyk has been repairing sprinkler heads and ordered parts to regulate the filter.
4. GENERAL DISCUSSION
- a. Swimming Pools:
    - i. Tom will write a letter for homeowners to let them know that we would like everyone in the neighborhood with a pool to comply with Weld County 2006 Uniform Building Code, spa and pool code. We want them to be safe and this will decrease HOA liability.
    - ii. Jillaire will share a Google Doc with board members where we can share research and notes from other HOA boards, county codes, etc. so that we can draft an amendment to our design guidelines that includes swimming pools.
  - b. Annual meeting in January 2022: we may need to have it virtually since cities and schools are not renting rooms yet. Janet will check with the school when their office opens in August.
  - c. PMP expectations: Janet will come up with a way to inform the board about violation letters that get sent.
5. FINANCIALS
- a. Operating account: \$65,377 (\$7,961 is in pre-paid dues.)
  - b. Three reserve accounts equal about \$106,000.
  - c. After some of the outstanding invoices and anticipated repairs are paid off in the next month we should consider a reserve contribution.
  - d. New insurance premium is \$3,143. We can get a discount at \$2,870 if we pay it in full. (It was \$2,022 last year; Janet is seeing prices going up across HOAs she manages.)
  - e. Motion to pay the full insurance premium at \$2,870. Seconded and approved.
6. Next meeting is August 16, 5:00pm at PMP.
7. Meeting adjourned at 6:54pm.