

Meadow Vale Farm Community Association

Board of Director Meeting Minutes

August 16, 2021

Location: PMP's Office 421 21st Avenue, Longmont, CO 80501

Board Members Present: Tom Blahak, Dave Anderson, Jim Lanigan, Jim Eyk

Board Members Absent: Jillaire McMillan and Carly Busch

Guests: Janet Paul, PMP

Meeting called to order by Tom Blahak at 5:00 pm.

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

1. COMMUNITY UPDATE

a. COURTESY LETTERS

i. Courtesy letters were sent to the home with the duck enclosure which was not approved and the home with a chicken coop for cleanup and screening shrub replacements.

ii. The resident with the shed with the wrong siding has been in contact with PMP and has agreed to change the siding. Jim Lanigan will check on it by the end of the month, if no change follow up communication will be made.

iii. Tom spoke with the homeowner with the business and multiple cars. Homeowner agreed to have the cars parked in the driveway more and not on the street.

iv. A resident has dog kennel and shade area on the front side of the home. Tom will talk with the residents about the HOA and the requirements for submittal of modification requests before any work is done.

b. POOL REQUIREMENTS Dave will work on guidelines over the next couple of months for the Board to review, to address the type, quality, fencing and screening materials for pools. When done it will be included in a mailing sent to the community either the Annual Meeting notice or the March mailing.

c. LANDSCAPE COMMITTEE

i. Tree work is done, Dave is planning on checking the fall tree sales for additional trees to plant. Paul at St. Vrain Plant Health is to give Dave a list of 5 trees suited for the climate. The crab apples are suffering from blight and will be monitored. A homeowner has offered to donate two trees from their yard if the HOA can move the trees. Dave & Jim Eyk will take a look at the trees and then Dave can work on options for this to see what the cost would be. Tom may have a contact person for this type of work.

d SOCIAL AND WELCOME COMMITTEE

i. Jillaire was not present to give an update, will be held for next meeting.

- e. IRRIGATION COMMITTEE
 - i. The pump 3 repair proposal was discussed. Jim Eyk will talk with them so the estimate will include all shipping and taxes. Once he has this he will email it to the Board for approval. This work will be split with the Elms and will be an HOA cost and not included in the irrigation reimbursement from the homeowners.
 - ii. The work for the shut off valve replacement will be put on hold for now.
 - iii. There were about 37 heads and several misters replaced throughout the sprinkler system, no specific area or cause.
 - iv. Solid Grounds has reserved 4 air compressors for the fall winterization. The air compressors should be delivered on October 14th in preparation for the sprinkler system blow outs on October 16th and 17th.
 - v. The pumps are scheduled to be winterized on October 11th or 12th.
- f. TRASH REMOVAL CONTRACT
 - i. Dave has been working with Waste Connections for a new contract and part of that contract homeowners are able to have 3 containers for pick up. There is a deliver charge of \$10 if residents choose a 3rd container. Dave will work with Waste Connections to update the contract and send it to Janet to send to Tom docusign. This is a new 3 year contract from the date signed. Dave is also going to talk with Waste Connections about a fall dumpster.
- g. Snow Removal
 - i. Motion to approve Solid Grounds snow removal contract for 2021-2022. Seconded and Approved.

2. FINANCIALS

- a. Operating account: \$67,105.94
 - b. Reserve account: \$105,845.92
 - c. Discussion was held on securing shares of the Oligarchy ditch. Question raised if this expense could be used for that year's taxes. Janet will check with the accountant
 - d. Motion made to move the current money market account to a liquid asset account at 1st Bank. Seconded and approved.
 - e. Motion made to move \$20,000 from the operating account to the new reserve Liquid Asset account at First Bank. Seconded and approved.
3. Next meeting is September 20, 2021, 5:00 pm at PMP's office.
 4. Annual Meeting, Janet has left messages with the school district about use of the facilities. It is probable that they are not going to allow outside use so the meeting would be held virtually. Suggested date, January 10, 2022 at 6 pm.
 5. Meeting adjourned at 6:15 pm

Respectfully submitted by Janet Paul, PMP Realty LLC