

**Meadow Vale Farm Special Homeowner's Meeting...November 7, 2005**

The meeting was called to order at 6:30 p.m. by Board President Carrie Shellenberger.\ It was established that a quorum was present. The floor was turned over to Bob Reed, MVFHOA Property Manager.

Two proposed assessments were then discussed in detail. The first, Irrigation Maintenance and Operating Expenses, was for the purpose of recovering the actual costs for operating the irrigation system for 2005. This total cost was \$17,080 and would be recovered at the amount of \$194.10 per home, with payment being made from January to June of 2006.

The second, Upgrade to Irrigation System, called for an additional pump to be added to the system to improve the pressure. The cost is \$8,121 and would be recovered at the amount of \$92.29 per home, with payment being made from January through June of 2006.

The third assessment, Installation of Filtration System on Pumps, was approved at the annual homeowner's meeting in May 2005. The cost is \$14,670 and will be recovered at the cost of \$166.70 per home, which will be paid November 2005.

A number of homeowners brought their concerns and questions.  
A motion to conduct the vote was made, seconded and approved.  
Ballots were distributed one per household. A number of proxy ballots were also tallied.

A motion was made and seconded to dismiss the meeting. Meeting dismissed.

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The results of the vote are as follows:

<u>Upgrade System (new pump added)</u>		<u>Recovery of Maintenance/Operating Exp.</u>	
For:	44	For:	28
Against:	6	Against:	22

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A simple majority is required for passage, so both proposed assessments passed.

Respectfully submitted,

Mark McDowell  
HOA Secretary

**Meadow Vale Farm Homeowners Association Board Meeting....November 7, 2005**

The meeting was called to order by board president Carrie Shellenberger. Present were the following board members: Carrie Shellenberger, Yvonne Eyk, Kathy Oliver, Steve Koch, Mark McDowell, and Bill Norris. Bob Reed was also in attendance.

A motion was made that the Operational and Procedural policies that were modified per Bill Norris' email be adopted. The motion was approved.

A motion was made to officially hire Buzz Goldman as the 2006 irrigation system manager. The motion was approved.

A motion was made that Kathy Oliver assume Rod Schmidt's position as Vice-President of the board, due to his resignation. The motion was approved.

A motion was made to approve the fire line agreement with the Elms. The motion was approved.

The question was raised: "Do we trust the Elms association to have the money needed in escrow?" After discussion, it was agreed that we need to sign the contract in good faith but we will wait until after the Elms annual meeting this week to confirm their full participation and then we will sign the agreement.

Welcome to the new owners of the Donner house: Thomas and Lori Bogan.

Our mailman and his wife were in a serious car accident. He will be leaving us. Christmas cards, gifts, and letters can be send to:

Jim Sherlock

1845 Skyway Drive  
Longmont CO 80504  
Attn: Barb Kohlbeck

ANNOUNCEMENT:

“Meadow Vale Farm Annual Christmas Caroling Party (all are welcome)

December 11, 2005 at 5:00 p.m.

Meet at haywagon on Homestead Place

Following caroling, refreshments will be at Oliver’s

Please bring hors d’ oeuvres, plate of cookies or Christmas candy

Dress warmly

We will be ringing doorbells in hopes that some of you will be at home waiting to hear us.”

There being no further business, the meeting was adjourned.

Respectfully submitted,  
Mark McDowell, HOA Secretary