

Minutes for the MVFHOA meeting 11 September 2006

Present were:

Bill Norris, Judy Franco, Joan Blossom, Bob Reed, Yvonne Eyk, Mike Stember, and Andy Abendschein

Absent was Mark Mc Dowell

Minutes from last meeting were read and approved as written.

Property Manager's report:

It was noted that the sprinkler parts/repairs actual line item on the budget is significantly higher than budgeted. Some discussion ensued regarding whether or not the amount budgeted should be higher. This topic will be revisited when next year's budget is set.

There was also some discussion about how the capital invested into the pump house is now greater than that which was analyzed to produce the the reserve study. This is due to the fact that we have added a new pump, motor and filter. We therefore may need to increase the budget line item for pump house maintenance.

Architectural Committee:

Tom & Laurie Bogan (2168 Meadowlark Place) have been approved to plant some trees and bushes. They also want to install some green metal gates on their property. The gates were approved at the meeting, the trees were approved by email discussion.

Bill and Lauren Malesenka (2150 Meadowlark Place) have submitted some architectural drawings for plants and a patio in their back yard. Their plans were approved with the stipulation that none of the architectural features are higher than 4 feet. If the architectural features are to be higher than 4 feet, they are welcome to resubmit their plans.

Welcoming Committee:

Charles and Sharon Schnurr 1842 Meadow Vale Rd. have moved into the neighborhood from Firestone. Please welcome them.

Irrigation

Status of lower flush valve near lower pond – another (older) valve was found near where the new flush valve was recently installed. When this valve was opened, the flush system worked! A box has been installed over this valve so that it can be found in the future.

The manuals for the pump house systems have now been made available.

United Power tested our transformer for a week and found no anomalies. They suggested that the circuit breakers should be replaced. These circuit breakers had already been replaced.

On 14 Aug the irrigation supply pond nearly ran dry. The irrigation for the greenbelts

was shut down to reduce the rate at which water was being drawn from the pond (which subsequently caused the pond to overflow).

The timers have been set to reduce greenbelt watering to 35% of the summer schedule.

We have exhausted our water storage allocation. We are now (for the last 4 days) using the recently purchased 40 acre feet of water, which should carry us into the first or second week of October. This should be sufficient to carry us through the rest of the season.

Two leaks were found in the irrigation system. One by the entrance sign has been fixed. It is believed that the other leak has been fixed too.

Irrigation of the cornfield west of MVF is nearing completion for the year, without any recent flooding problems.

On 24 August Metron reprogrammed the Flow Meter to improve the accuracy of the readouts. There have been suspicions for some time that the flow meter has been reading incorrectly. It now appears to be displaying reasonable values.

On 27 August the pump house was shutdown due to a stuck controller.

Bill has arranged for a malfunctioning timer in pump house to be removed, examined and repaired.

Old/Unfinished Business

*** Status of covenants on website**

We are still looking into getting the Articles of Incorporation, Architectural Standards and Review Procedures, and Operational & Procedural Policies scanned to minimize the amount of typing required to convert the documents into electronic form.

*** Status of Pump House re-painting**

We finally got the paint color, and a gallon of paint to do this. Now we can finally paint the pump house trim.

*** Status of mosquito spraying**

This was never done this summer because Rod's tractor wasn't working. The spray will be saved for use next spring. We will try to spray the area around the tent for the Fall Festival.

*** Disposition of the tent**

It is now being stored in Bill's garage. At this point is not an imposition to him. There was some discussion regarding whether the tent is still for sale or not. It was decided that the HOA will keep the tent until further notice.

New Business

Long term solutions for water

This year was one of crisis management. We need to develop a long-term plan for water management. When we go off river run, adjustments need to be made to the system. Someone needs to be available to handle such situations. Do we need a full time water manager to take care of the Oligarchy ditch through delivery to the homeowners and greenbelts? The job demands too much time and effort for an unpaid volunteer board member position.

Bob mentioned that there are some groundskeepers that handle these kinds of issues. However they are likely to cost more than we currently pay CoCal.

It was decided that some research needs to be done to find a solution to this problem. It could be to hire a specific person, or to hire an organization that can handle this. A committee will be formed to study the situation and report their findings in two months.

* Should we try to acquire additional water to put us on par with The Elms?
Some discussion ensued about various options. Should we purchase additional shares? Lease additional shares? Rent shares as we did this year? Other options may include water rationing. More discussion will follow on this topic.

* We need more gravel on the road to the pump house.
This should be done soon.

* Cindy Schmidt has reserved the tent for 26 May 2007.

* Recycling bins

One bin is not sufficient for two weeks worth of recyclables. Additional bins are available with a deposit of \$15.00 or \$20.00 each. We may be able to get Waste Management to supply an additional bin – we will keep you posted. Waste Management has supplied additional information regarding their recycling program. This will be posted to the mvfhoa.org web site along with a recycling schedule.

* Fall Festival

The date will be 7 October from 12:30 – 4:30 (guys – 5:30 to help take the tent down).