

Minutes for the MVFCA meeting 14 January 2008

Present were

Bill Norris, Kathy Nelson, Joan Blossom, Andy Abendschein, Greg Dyer, Mike Stember, and Bob Reed.

Absent were, Heath Hill,

The 10 December 2007 meeting minutes were approved as posted.

Property Manager's report

Nothing of significance related to the budget to report.

We have signed a pump maintenance agreement with Metron some time ago, but we have not received a copy with their signature (it was noted that this appears to be their normal mode of operation).

The stop sign at the main entrance appears to have been hit by a car. Bob fixed it temporarily, and will install a new post, preferably a bit further from the road when the ground thaws.

Our contract with CoCal expires in February. Bob has requested a new proposal from them which can be reviewed at the February meeting.

A new website for our neighborhood is now available at www.grnbriar.com. Comments from those who have seen it are welcome.

Treasurer report

Nothing of significance to report.

Architecture/Landscape Committee

No requests were submitted this month

Welcoming Committee

Nothing to report

Public relations Committee

Nothing to report

Irrigation

- a. Mike is still working to repair the failed irrigation timer (he now has parts).
- b. The 1.1 shares of leased/rented water will be again available to us this year.
- c. We are signed up for 80 acre-feet of rented water this year.
- d. Transfer of water rights from K. Oliver to MVF is still in process.
- e. Oligarchy Ditch Company is keeping their fees at \$50/share this year. The Lower Oligarchy Ditch Company has identified a number of leaks that need to be fixed. They

will let us know in March or April if there is an assessment related to fixing the ditch.

Old/Unfinished Business

a. The Meadow Vale Farm entrance sign is showing its age. It is time to refurbish the sign. Lisa Black has graciously volunteered to help with repainting/staining it.

b. After Comcast finished upgrading the underground cables, they left two 4ft deep holes in the ground west of Meadow Vale Road near the path to the pumphouse. Bob has filled these holes with sand.

New Business

a. The Elms had extensive common area damage done in early December. One or more vehicles drove through the common areas, seemingly targeting bushes, trees, and other landscaping. The result was several trees broken off or knocked down. MVF had at least 2 instances where someone drove across lawns but did not seem to cause major property damage.

b. Is it possible to alert home owners of the notices posted in the mail center (like the one now on pink paper concerning vandalism) via email? There was some discussion about what kinds of messages would be appropriate? Lost kitten? Dangerous situations? ??
- Mike Stember will try to establish a gmail account to be used exclusively for this purpose. Emails will only be sent to MVF residents willing to share their email addresses. Emails would be limited to those of IMPORTANCE to the whole neighborhood.

c. We may also want to make sure Bob includes in new homeowner packets where our fire protection service comes from, and a note about telling the 911 service operators of our subdivision located off of County Road 51/2.

- Bob will ensure that the new website <http://www.grnbriar.com> includes general information about Meadow Vale Farm such as names and telephone numbers of service providers to the community.

d. Bob reset the stop sign at the main entrance of the subdivision and it is a bit short right now. Many of the stop signs in the neighborhood are getting wobbly. What about mounting the signs on galvanized poles set in concrete? Or if we could set the pressure treated posts into concrete.

- It was decided that we will stick with the pressure treated posts, and perhaps mount them in concrete when the ground thaws.

e. Landscaping: Little to be done now and it isn't clear if it is needed, but if one drives around the neighborhood, one can note that evergreens shade the streets in many places, so that the sun never gets a chance to melt the snow, leaving slippery patches. Certainly we cannot ask people to take down existing trees, but we may want to add something to the architectural guidelines to discourage more evergreens shading the road.

f. The Russian Olive trees near the irrigation pond are noxious trees that should be

controlled. What should we do about them?

- It was decided to have CoCal remove these trees.

g. Can we add solar spotlights to the Meadow Vale Farm entry sign, once it has been refinished? Some nice spotlights have been identified that should do the job.

- It was decided to go ahead and purchase a couple of the spotlights and see how well they work. The lights will be installed using volunteer labor.