

Minutes for the MVFCA meeting 8 December 2008

Present were

Andy Abendschein, Bob Reed, Joan Blossom, Anne Shelton, Mike Stember, Greg Dyer, Floyd Oliver, Kathy Oliver, Rod Schmidt

Absent were

Bill Norris, Candice McCarthy

1. Property Manager's Report

1. Financials appear to be tracking well, nothing of significance to report.

2. Treasurer's Report

There was no treasurer's report this month.

3. Architectural / Landscape Committee

1. No architectural or landscape plans were submitted for review.

4. Public Relations / Welcoming Committee

Nothing to report this month

5. Irrigation

(a) Andy is investigating digital radio transmission to make pump house logs more reliable. The entire season's log file has been obtained from the pumphouse monitoring computer and updated so that all readings are in Mountain time. Graphing will be enhanced during the off-season.

(b) Increased demand and lack of a viable backup suggest it may be time to add a fourth pump or develop a contingency plan. Metron submitted a bid for a fourth Pump with an energy efficient motor (\$21,547.00). The Elms HOA Board supports acquiring a 4th pump. They will present the idea to their homeowners at their November annual meeting. (Discussion on this topic was deferred until next month)

(c) Clean the pond drainage ditch, before next summer. It is overgrown & overflowing. (Discussion on this topic was deferred until next month)

(d) Mike Stember went to the water conservancy district and learned that water rental will likely cost about \$32.50/acre-foot (current best estimate). It was moved that Mike be authorized to call the conservancy district for 80 acre-feet of water on 2 January 2009.

(e) Mike Blossom has asked if Metron provides a performance report regarding the pumps during system startup and/or shutdown. This is something that the irrigation committee should look into.

6. Old/Unfinished business

- (a) Johnson Pavement, Inc. has been non-responsive to request to correct paving problems.
- (b) Resurface pond road. Vehicles are tracking mud onto community streets. This will probably be done in spring, when we do some pond dredging.
- (c) Anne is looking a how we can increase landscaping (sound barrier) along the highway 119 corridor. Orders for seedling trees need to be made by 2 March 2009.
- (d) SVVD has suggested a meeting in the next couple of weeks to see if an agreement can be reached concerning the Elementary school site. They may be willing to negotiate community use of the site for 10-plus years.
- (e)

The HOA currently has no intention to:

1. Develop a high-profile park
2. Install non-movable structures

Rod Schmidt provided some thoughts from the district's perspective:

The school board doesn't have many established sites at this point in time.

The school board has made Inter-Governmental Agreement (IGA's) with neighboring communities to maintain some of the sites they do have. For example, the school district has made an IGA with Mead which allows the community to make use of the school's gymnasium.

The school district does not want to send personnel out to maintain reserved sites.

The school district is now more interested in exploring brown-water (i.e. non-potable water) systems for irrigation use. From the board of education's stand point, it would be important for them to secure the long-term access to the irrigation pond and pumphouse.

It has been observed that:

The land is covered in noxious weeds.

The land could be simply mowed several times during the summer.

The land could be connected to an irrigation system.

Lots of discussion ensued

There is a meeting to be held on Thursday at 1:30 at the school district's office.

Greg and Mike are tentatively planning on attending the meeting.

- (f) Get bid(s) for landscaping services in 2009 and beyond

It was decided that no action needs to be taken on this matter at this time.

7. New Business

- a. Discuss power point presentation (Discussion on this topic was deferred until next month)

- b. Luminaries – Yvonne is again planning on putting out Luminaries at the front entrance of our neighborhood this year. She would welcome any help with this activity - just give her a call for coordination.

- c. Glass for the mailhouse has been ordered, and is currently being manufactured. It will be installed once it becomes available from the manufacturer.

These minutes were recorded by Andy Abendschein, Secretary.