

Meadow Vale Farm Community Association

March 15, 2010 – Meeting Minutes

Present were:

Bill Norris, Mark Schroeder, Anne Shelton, & Cindy Stennette

Absent:

Bob Reed, Greg Dyer

1. Property Manager's Report

- a. N/A

2. Treasurer's Report

- a. Refund distribution from United Power listed under "Irrigation". Check to see that The Elms reimbursement is correct.

3. Architectural/Landscape committee

- a. Re-approved Pete & Lynn Michels (2040 JCK Place) chicken coop for relocation.
- b. Proposal was submitted from Lisa/Gayvaughn Owens/Marnich (2157 Blue Mountain Road) for deck with roof . Approved.

4. Public Relations/Welcome Committee

- a. Nothing new to report

5. Irrigation

- a. The board will review pump startup procedures as soon as the pumps are operating this Spring.
- b. Waiting for Kent Nelson's agreement to rent 1.1 shares of Oligarchy water again in 2010. He will let us know.
- c. United Power refunded \$3500 of the prepaid estimated cost for the installation of the 150 KVA. MVF was not assessed for the cost of the latest estimate. Elms did prepay for the latest estimated amount.
- d. Need to know if insurance coverage of the pump house/equipment is adequate? Does The Elms have an obligation to share these costs? 4 pumps @ \$21,547 = \$86,188; 1 Filler @ \$29,340; 1 150 KVA Transformer @ \$14,000+/-; plus: plumbing, computers, cabinets, breakers, etc. (easily reaches a pump house equipment investment of approximately \$130,000 plus the structure.)

<u>Board Member</u>	<u>Term Ends</u>	<u>Telephone #</u>	<u>Past Board Duties</u>
Greg Dyer	May-10	303-776-4770	Vice Pres/Irrigation
Cindy Stennette	May-10	303-485-5801	Secretary/Architecture/Landscape
Bill Norris	May-11	303-772-0840	Pres./Irrigation
Anne Shelton	May-11	303-651-1752	Treas./Architecture/Landscape/Irrigation/Welcome
Mark Schroeder	May-12	303-485-7128	Architecture/Landscape/Irrigation

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6. Old/Unfinished Business

- a. Bob Reed will publish the change to covenants regarding restrictions on the use of Motorized Vehicles in Common Areas. The board will review and make a decision on the acceptance of the restrictions.

7. New Business

- a. Waste Management was given notice on March 3, 2010 of our intent to terminate our agreement effective on its anniversary date of 6/13/2010. Waste Connections is offering better pricing for trash removal and the option to have rolling carts for each household for recycling for .75 cents per household per month through Recycling Bank. This option will be voted on at the annual homeowners meeting. Also need to review rules, costs and procedures for homeowners to acquire additional trash carts. Thank you Bob Reed for your research!
- b. Have Bob Reed look at straightening 3-rail fence post at mail center.
- c. Scheduled **annual meeting** for **May 1st, 2010**. Meeting planned for now to be at 9th & Pace firehouse. Agenda to be planned.
- d. Board reviewed NRCS snow pack charts. Snow pack is down for our feeder area.
- e. Heavy equipment parked at school site has been moved.
- f. Board must annually review the need to remove silt from the pond inlet area and pump house sump well. Board will meet at pump house on March 20th, 2010 barring inclement weather.
- g. Rich and Linda Carey (1998 Blue Mountain Road) removed a damaged rear concrete patio and replaced it with a surface level “Trex” type material. Large dumpster was on-site for a few days for waste removal.
- h. Candidates for MVF HOA Board vacancies discussed for May annual meeting.
- i. Need to research and review possibilities for HOA to strengthen its ability to recover debts incurred by homeowners. What if a property goes into foreclosure?

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