

# Meadow Vale Farm Community Association Board Meeting Minutes – June 17, 2013

## **Board Members Present:**

Mike Stember, Joyce Norris, Emily Stites, Bill Ewer, Mike Blossom (by phone)

**Absent:** N/A      **Guests:** N/A

## **1. Property Manager's Report**

- a. Final financial report for fiscal year ending May 31, 2013 was reviewed and approved.
- b. Income is above budget by \$14,011 as a result of irrigation system repairs done in 2012.
- c. Expenses are under budget by \$3,954.
- d. Past due accounts total \$3,210.
- e. Current assets total \$173,523 of which \$116,637 is committed to reserves.

## **2. Treasurer's Report**

- a. The Guaranty Bank on Hwy 119 in Dacono is closing. The HOA will move its accounts to another bank.

## **3. Architectural/Landscape Committee (Remember to submit requests before beginning projects)**

Requests for architectural and landscaping changes, additions and improvements were received and approved for the following:

- Stites, 2009 Blue Mountain, install play/swing set in back yard
- Faivre, 1940 Meadow Vale Road, install storage shed in back yard
- Riley, 1926 Meadow Vale Road, install animal shelter in back yard; install 5-foot high split rail fence bisecting backyard and 3-foot high split rail fence around existing play area
- Eyk, 2062 Blue Mountain Road, install solar panels on rear, southwest facing roof
- Albracht, 2262 Meadow Vale Road, paint the barn and out building

## **4. Public Relations/Welcoming Committee/ Community Activities**

Nothing new to report

<u>Board Member</u>	<u>Term Ends</u>	<u>Telephone #</u>	<u>Board duties</u>
Mike Stember	May-14	303-485-6539	Pres./Irrigation
Joyce Norris	May-14	303-772-0840	Landscape/Welcoming/Architectural
Emily Stites	May-15	303-485-6304	VP/Architectural/Landscape/Welcoming
Mike Blossom	May-16	303-485-8286	Irrigation
Bill Ewer	May-16	303-682-2769	Secretary

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### **5. Irrigation**

- a. Repairs to irrigation system in greenways were approved at an estimated cost of about \$4,284.
- b. Discussed plans to proceed with pump house maintenance requirements identified in winterization process.
3. Discussed need for inspection, cleaning and maintenance of pumps
4. Discussed snowpack report and current water conditions; no plans at this time to restrict watering.

### **6. Old/Unfinished Business**

- a. Discussed condition of walking paths in greenways and the need for weed mitigation and/or a new layer of gravel. Decision postponed until further review.
- b. Letters have been sent to several property owners regarding concerns about covenant related issues.
- c. Col-Cal has been retained to repair road ruts on west side of WCR 5.5. Schedule to be determined.
- d. Discussed meeting room resources. One option may be available near intersection of I-25 and Hwy 66.
- e. Mineral rights: Decided to proceed with finding an attorney and/or mineral rights expert to help with negotiations for lease of mineral rights in common areas and to draft paperwork necessary for a proposal to be presented to property owners.

### **7. New Business**

- a. Discussed actions to be pursued for repeated and continued parking of recreational vehicles in back/side yards and other covenant violations.

### **8. Next meeting**

July 15, 7 p.m., location to be determined

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