

# Meadow Vale Farm Community Association

## Board Meeting Minutes – Feb. 17, 2014

### **Board Members Present:**

Mike Stember, Joyce Norris, Emily Stites, Bill Ewer, Mike Blossom

**Guests:** None

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

a. The financial report for January 2014 was reviewed and approved. Income is above budget by \$53,058 due to miscellaneous income of \$52,919 for the oil and gas common area lease; expenses are above budget by \$2,269; past due accounts total \$4,209; current assets total \$242,858 with \$185,092 committed to reserves.

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

a. Nothing new to report.

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

a. Nothing new to report.

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

Nothing new to report

### **5. Irrigation**

- a. Repair of two irrigation system pumps is completed. The pumps will be re-installed in the pump house as soon as weather and work schedule permit.
- b. It is still not known if Oligarchy Ditch repairs will be completed in time for the 2014 irrigation season. The board will maintain contact with the Oligarchy Irrigation Company for status updates.
- c. Ceiling repairs and modification of the pump house roof attachment have been completed.
- d. PVC replacement pipe to refurbish the individual lot irrigation meters has been purchased. The pipe will be tested to see if it needs modification and repairs will be made in the next couple months. The repair is necessary to prevent meter failure and loss of irrigation water.

<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	Treasurer/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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### 6. Old/Unfinished Business

- a. The HOA has received bids from three landscape contractors for landscape and irrigation system maintenance in 2014. The board will discuss bids and select a contractor at the March meeting.
- b. An overflow outlet for the upper pond will be installed in March.
- c. An agreement with Longs Peak Water District requires The Elms to report irrigation water usage. The meter on the irrigation line to The Elms is broken and cannot be repaired. We will replace it and share the cost 50/50 with The Elms. A quoted price to replace the meter was deemed unacceptable. The board will investigate other resources for meter replacement.
- d. The speed bumps on the road between MVF and The Elms will be repainted in the next few months.
- e. The HOA annual meeting is scheduled for Wednesday, May 7, 6:30 p.m. at Mead High School.
- f. Analysis of the HOA capital account shows a serious shortage based on projected maintenance and repair projects in the next few years. The board will discuss options and the need for a dues increase to be presented at the annual meeting.
- g. The board decided not to lease additional dumpsters for neighborhood spring cleaning this year and may consider other options.

### 8. New Business

- a. Discussed issues with snow removal and ice on the entrance hills following January and early February snow storms. There was a shortage of de-icer in Colorado due to high demand in mid-western and eastern states. The board decided not to make any changes in the snow plowing and sanding criteria at this time.
- b. The board is accepting nominations for two new board members to replace Mike Stember and Joyce Norris whose terms expire in May. Voting will take place at the annual meeting.

### 9. Next meeting

March 17, 2014, 7 p.m., at Atlas Industrial Contractors, 4155 Mulligan Drive, Longmont (Hwy 66 east of I-25).

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