

Meadow Vale Farm Community Association

Board Meeting Minutes – April 21, 2014

Board Members Present:

Mike Stember, Joyce Norris, Bill Ewer, Mike Blossom

Board Members absent:

Emily Stites

Guests:

Scott Greenhalge, 2204 MVR
Brian and Kelly Ormesher, 2060 JCK Place
Jeremy Oldham, CoCal Landscaping

1. Property Manager's Report

a. The financial report for March 2014 was reviewed and approved. Income is under budget by \$2,920 (excluding oil and gas lease payment); expenses are above budget by \$37,420 due to cost of rebuilding the irrigation pumps; past due accounts total \$4,308; current assets total \$213,455 with \$157,318 committed to reserves.

2. Treasurer's Report

a. Nothing new to report.

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

The board received three new requests for approval of homeowner projects:

- a. Brechtel at 1774 MVR for a new shed; approved with stipulation that shed color match the house.
- b. Stember at 2232 MVR for a new stone BBQ and extend deck by 15 inches; approved.
- c. Ormesher at 2060 JCK Place to add 2 concrete patio slabs, cover existing slab with Trex decking, add a retractable canvas sun roof over deck, new landscaping southwest corner of lot, and remove dead trees; approved.

<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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4. Public Relations/Welcoming Committee/ Community Activities

A welcome visit was made to one new property owner: Charles and Mary Zachemsky at 2274 MVR

5. Irrigation

- a. The intake screen for water from the lake into the pump house is being rebuilt.
- b. Oligarchy Ditch repairs are scheduled to be completed by May 1 and we expect to receive irrigation water as usual.

6. Old/Unfinished Business

- a. CoCal Landscaping representative Jeremy Oldham reviewed plans to begin spring landscape maintenance and heard the Board's comments regarding 2013 performance and expectations for 2014.
- b. The replacement meter for the line to The Elms was installed on April 22. Cost will be shared 50/50 with The Elms.
- d. The HOA annual meeting is scheduled for Wednesday, May 7, 6:30 p.m. at Mead High School.
- e. 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.

8. New Business

No new business

9. Next meeting

May 19, 2014, 7 p.m., at Atlas Industrial Contractors, 4161 Mulligan Drive, Longmont (Hwy 66 east of I-25).

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