

Meadow Vale Farm Community Association Board Meeting Minutes – January 16, 2017

Board Members Present:

Scott Greenhalge, Jim Eyk, David Mackey, Bill Ewer

Board Members absent:

Peter Marshall

Guests:

Bob Danos and Lauren Hofmann, PML

The board meeting convened at 5:57 p.m.

Minutes of the November 14, 2016 board meeting were approved.

1. Additions to agenda

a. Mail Center maintenance.

2. Architectural/Landscape Committee

(Please submit requests before beginning projects)

a. Schauer, 2000 MVR, replace front door, add side windows and replace wall mounted lights on front of house; replace two existing windows at back of house with French doors that open onto the patio. Approved.

b. Harbaugh, 1990 MVR, construct 12x16 foot wooden storage shed in back yard. Approved.

c. Brechtel, 1774 MVR, install wood burning fireplace to replace gas fireplace and extend chimney by 6 feet to meet code. Approved.

d. Landblom, 2371 Homestead Place, construct storage shed in back yard. Not approved as submitted; requested changes to comply with covenants.

3. Social/Welcome Committee

a. A Holiday Hayride and Caroling event was held on Dec. 21 with about 15 adults and children participating. Welcome baskets were delivered to two new property owners.

<u>Board Member</u>	<u>Term Ends</u>	<u>Telephone #</u>	<u>Board duties</u>
Scott Greenhalge	May-17	303-651-3911	President
Peter Marshall	May-17	720-652-0819	Vice President
Jim Eyk	May-19	303-772-0261	Irrigation
Bill Ewer	May-19	303-682-2769	Secretary
David Mackey	May-19	303-776-6537	Treasurer

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4. Irrigation Committee

- a. About 10 inches of sludge was pumped out of the pit in the pump house and hauled away for disposal at a cost of \$2,171.30.
- b. Jim Eyk attended the Oligarchy Ditch Company annual meeting. Annual dues were raised from \$200 to \$270 per share (the HOA owns 5.5 shares) to cover the cost of repairs to Birch Lake and ditch head gates, and the cost of an emergency loan, resulting from damage in the 2013 flood.
- c. Discussed options for leasing supplemental water for the 2017 irrigation season.
- d. Approved motion to purchase 150 replacement sprinklers and a remote irrigation controller for the greenways.

5. Roads and Snow Removal Committees

- a. Discussed snow removal/concerns resulting from December storms. CoCal will be invited to attend the February board meeting.

6. Additions to the agenda

- a. Both doors to the mail center are rubbing against the frame, becoming difficult to open and close. BobDanos will investigate repair options. Scott will also replace an inside light.
- b. Approved motion to purchase new solar lights for the entry sign.

7. New Business/PML Report

- a. The December 2016 financial report was reviewed and discussed. Income for the 2016 fiscal year (7 months) ending December 31 was above budget by \$10,456 and expenses were under budget by \$23,593. Total assets are \$105,971.40 with \$12,333.54 allocated to reserves.
- b. Approved motion to place \$35,000 from cash into a new 3-year bank CD.
- c. Approved motion to sign a 1-year management agreement with PML for 2017.
- d. Scheduled the HOA annual meeting for Monday, May 8, at 6:30 p.m.

7. Next meeting

- a. The meeting adjourned at 7:45 p.m.
- b. The next board meeting is scheduled for February 20, 2017, 6:00 p.m., at PML, Inc., 1155 S. Main, Suite 1A, Longmont.

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