

Meadow Vale Farm Community Association Board Meeting Minutes – August 20, 2018

Board Members Present:

Tom Blahak, Dave Anderson, David Mackey

Board Members Absent:

Jim Eyk

Guests:

Bob Danos, Lauren Hofmann, PML

The board meeting convened at 6:00pm on August 20, 2018

Minutes of the July 30, 2018 board meeting were approved.

1. Architectural & Landscape Committee

- a. Architectural Review for fence at 2155 Meadowlark Place was reviewed and approved.
- b. Board was contacted by homeowner along CR 5 ½ who borders the HOA run-off about the HOA maintaining their property. Dave Anderson will talk to the homeowner and get CoCal to maintain the area after identifying the boundaries.
- c. 1886 Meadow Vale Road has tall grasses that are actually invasive weeds. Homeowner pulled the weeds but the grasses have now spread to neighboring houses. Letter will be sent.
- d. 2150 Meadowlark Place has moved the shed to comply with set backs. Siding is still incorrect as it does not match the house. No Architectural Review was submitted.
- e. Cottonwoods and Russian Olives around the mail house and along the runoff will be removed. HOA will be asking for volunteers, date and time TBD.
- f. Requested that CoCal repair the concrete border at 2274 Meadow Vale Road before invoices are paid.

2. Social/Welcome Committee

- a. Welcoming Committee Pat McDowell brought baskets to new neighbors The Fullers at XXX and The DesJarlais at 2190 Meadowlark Place.
- b. Pat also showed the Homeowners Information Guide that is presented to new neighbors. This will be updated by the HOA.

3. Irrigation Committee

- a. With the recent rains the storage pond is full, the ditch is running full, and farmers are starting to decrease their water usage. There should be enough water to run through the end of the irrigation season (Mid-October). Supplemental water for irrigation.
- b. Homeowner at 2378 Homestead Place got the drain pipe cleaned of old roots. This is thought to be old drainage tiles from the original construction. There is another

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David Mackey	May-19	303-776-6537	President
Dave Anderson	May-20	720-261-4665	Vice President
VACANT			Treasurer
Tom Blahak	May-20	303-994-3976	Secretary
Jim Eyk	May-19	303-772-0261	Irrigation

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section of pipe that will need to be hand dug and replaced. Motion was approved to pay to have this done rather than flooding the homeowner's property.

4. Roads Report

- a. MPI presented an invoice for \$610,000. Original estimate was \$576,000 with a \$50,000 contingency (total of \$626,000). Motion was approved to pay the invoice less 10% retainage.
- b. 10% retainage will be paid after:
 - i. Mail Center is completed
 - ii. Water risers and manhole covers are confirmed to be per contract
 - iii. Damage to residence is repaired.
- c. Mail Center. Investigated the RFP, mail center was never in original contract, Ground Engineering confirmed. MPI gave quote of \$1,500 to top seal the road around the center.
- d. Received an invoice from Ground Engineering of \$24,467 against their not to exceed contract of \$45,000. Motion passed to pay this invoice. Ground will be asked to verify coverage of manholes.
- e. Residents will have until SEPTEMBER 14th to report any damage they can prove was done by pavers. Forward the information to the HOA.
- f. MPI will be asked to remove the portable toilet in the vacant lot.
- g. **REMINDER to residents that, although the pavers used the greenbelts for traffic, covenants do not allow motorized vehicles in the greenbelts.**

5. New Business

- a. PML has investigated changing the HOA from an "S" corporation to a "C" corporation to receive better tax advantages.
 - a. "S" Corporations cannot write off expenses but "C" Corporations can. This could have averted the \$90,000 tax payment last year.
 - b. So far the HOA has amassed \$30,000 in tax liabilities.
 - c. It will require more tax preparation (estimate \$450 versus \$125) but can save paying unnecessary taxes.
- b. More investigation will be done but PML suggested this be decided before December 2018.

6. Volunteers are STILL being sought to fill the position of Treasurer

7. Next meeting

- a. Next meeting will be scheduled for September 17, 2018, 6:00 PM at PML.

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