

**Mountain Valley Homeowners Association**  
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MINUTES of  
MOUNTAIN VALLEY HOMEOWNERS ASSOCIATION  
ANNUAL MEETING  
July 14, 2016  
Location: Chateau Roaring Fork Conference Room

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The Annual Mountain Valley Homeowners Association Meeting was called to order by Evan Boenning at 4:15 pm at the Chateau Roaring Fork Conference Room on July 14, 2016.

**ATTENDANCE**

A quorum for the meeting was established with a total of 68 properties represented. There were 21 homeowners present representing 22 properties (1 duplex). We have 41 proxies, representing 46 properties (5 duplex).

**MINUTES FROM 2015 ANNUAL MEETING**

Motion to approve minutes from the 2015 Annual Meeting. The vote was unanimous. Minutes from the 2015 Annual Meeting were approved and are posted on our website.

**TREASURER REPORT - Evan Boenning**

Budget reviewed. P and L and Balance Sheets distributed. No major issues raised.

**ARCHITECTURAL AND BUILDING REPORT - Shae Singer**

Shae reported that all current projects are moving along well but that some projects have been started without going through the MV architectural review process. The county has been granting permits without consulting MV and this needs to be looked at more closely. A welcome package was proposed to be hand delivered to new owners outlining policies and procedures.

**COMPLAINTS**

Complaints raised about homeowners who are renting to multiple persons with multiple cars, leaving out trash, parking on the road, etc.

**REPORT ON LANDSCAPING - Kandi Shaffran**

Binbilla is the new company (Anna Edgerly). More perennials will be added to the entrance area and "on the hill".

**MOSQUITO CONTROL**

Very bad year due to extended flooding of the North Star Nature Preserve during runoff and closure of the Preserve for Moose calving (which prevented some treatments).

**CHIPPER PROGRAM**

Chipper Program was a huge success, with 18 tons of debris removed at no cost to MV homeowners. Big thanks to Evan on this great result!

**MV ENTRANCE LIGHTING - Kenny Smith**

Kenny has been working on estimates on replacing the lighting at the 2 entrance signs to MV. The old fixtures are largely obsolete. A straw vote was taken to see if there was unanimous approval to move ahead with a retrofit (with Board approval at a regular meeting). The straw vote was unanimously in favor. Kenny will keep working on this. Laurie Crown offered to help on this.

**REAL ESTATE SIGNAGE**

A concern was raised about real estate signage in the subdivision. It was suggested that the local brokerage community be contacted about the rules regarding signs, and perhaps even a few specific brokers.

**NEW BOARD MEMBER DISCUSSION**

There were no volunteers to take a Board seat. The Board will be retaining their positions at this time

**ADJOURNMENT**

Motion to adjourn the MVHOA meeting of July 14, 2015. The vote was unanimous. Meeting adjourned at 5:30 pm to annual party held at Chateau Roaring Fork conference room, catered by Smoke BBQ.