

Mountain Valley Homeowners Association
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MINUTES of
Board of Directors for Mountain Valley Homeowners Association
QUARTERLY MEETING
December 5, 2019
Location: Kim Coates home (212 E. Lupine Drive)

The Quarterly Mountain Valley Homeowners Association Meeting was called to order by Evan Boenning at 4:50 pm at Kim Coates home on December 5, 2019.

ATTENDANCE

Quorum established. Evan Boenning, Kenny Smith, Don Wrigley, and Bronwyn Bateman. Also present from the Architectural Committee: Keith Hatanaka, David Johnston, and Kandi Shaffran.

ARCHITECTURAL REVIEW

Discussion of whether there is redundancy between Mountain Valley Architectural Review Board and the County review.

\$2,500 is MVHOA review fee for a "new house"

\$1,000 is same fee for a "remodel"

These fees are not refundable. They go towards a review of whether any proposed remodel or new construction project "fits" within the neighborhood, and to monitor and mediate any potential problems between neighbors, etc.

There is also a \$10,000 "bond" that is refundable to be sure that the project is properly finished, landscaped, etc.

Bronwyn made a motion that the Architectural Review Committee provides a useful purpose to mediate between those "building" in MV and the County. A vote was taken that we "keep things the way they are." The vote passed 4-2.

Kenny mentioned that perhaps we "pay" someone to do this task. This was tabled until the next meeting.

REVIEW OF MINUTES

Minutes reviewed for September 19, 2019 Quarterly Meeting. Minutes approved.

OLD BUSINESS

\$750 situation: Evan recapped the history of the problem.

Kenny made a motion that his LLC, 473 Mountain Valley, LLC., should be reimbursed by the Mountain Valley HOA for monies spent to "clean up" the inadvertent wording problem that had been discovered regarding the "5750 rule" regarding square footage exemption. Kenny abstained from the vote. The motion passed 8-0.

Kenny agreed to provide all of the appropriate documentation to the Board before any reimbursement.

Meeting adjourned at 6:15 pm.