

Mountain Valley Homeowners Association

PO Box 11155

Aspen, CO 81612

www.mountainvalleyhoa.com

MINUTES of MOUNTAIN VALLEY HOMEOWNERS ASSOCIATION ANNUAL MEETING

July 7, 2011

Location: Chateau Roaring Fork Conference Room

The meeting was called to order by Board of Directors President, Shae Singer, at 4:15pm. There were 23 homeowners present and due to an unfortunate oversight, proxies had not been requested, so it was declared there was not a quorum present, and official voting could not occur. Nevertheless, the meeting proceeded as an informative session. Voting will be done by email, and tabulated at the next Board of Directors meeting, July 19, 2011.

There was no discussion regarding last year's minutes. The homeowners introduced themselves to each other.

Shae reviewed the accomplishments of the Board during the previous year. These included installing a sprinkler system independent of any homeowner, entrance lighting, and a successful resolution to the illegal bed and breakfast that had been operating in the subdivision.

Tom van Straaten, Treasurer, reported on the budget for the previous year and the forthcoming fiscal year. Only one homeowner is in arrears on dues. Expenses will be much less next year because this past fiscal year we paid for the installation of the above mentioned sprinkler system, water tap fees, front entrance lighting, and legal fees for the bed and breakfast shutdown.

Landscaping plans for next year will be improving the look of the rockpile at the intersection of West Lupine and Mountain Laurel Drive. The County will assist us by moving some of the rocks gratis, and then we will provide soil and xeriscape plantings.

There was discussion regarding solutions to obnoxious, noisy, renters not observing covenant regulations. We urge all homeowners who rent to provide us with their management company contact information and inform their tenants of quiet hours and other Association rules and regulations.

Shae informed the members present that the City of Aspen is currently in the process of regulating a lodging tax on properties privately rented, and that Pitkin County plans to implement the same requirement.

Guest speaker David Reindel told the members present about his company, Evergreen Events. They will provide a container to collect organic waste to be picked up once a week for a fee of \$16 a month. Keeping organic waste out of the general landfill will greatly reduce the volume there. He dumps the material in the compost section of the landfill to be ground and sent to compost company, Coco Loco. Interested homeowners may contact his company by emailing Alyssa@EvergreenEvents.net.

Board member, Kandi Shaffran, briefly mentioned the welcome kit that she assembled for new homeowners that would include a Mountain Valley bus schedule, important local phone numbers, general information about the area, and a copy of MVHOA Rules and Regulations. It will be presented in a reusable canvas tote.

New business included a suggestion to change the meeting date to August, to have two Homeowner meetings a year, and change the fiscal year to January 1. One reason for the latter was because the way the budget is now, with the fiscal year in the middle of the summer, it is confusing to spend half the amount for landscaping out of one fiscal year budget, and half out of the next year's budget. Nothing was voted on due to the lack of a quorum, but the consensus of those present was not to have more than one Homeowner meeting each year. The changes proposed would require a 67% majority to agree. Our covenants require 75%, but are superseded by more recent State of Colorado regulations for Homeowner Associations.

The Architectural Committee needs two more members. John Gloor and Kim Coates offered to join the committee.

There was a brief discussion regarding the County permitting greenhouses in Mountain Valley that would be exempt from FAR requirements.

The Board of Directors would like to encourage new ideas and new energy to our Board and would like to add an alternate to the current nine members. The alternate would be part of all discussions, but would only vote in the absence of another Board member.

The group discussion adjourned at 5:25 pm. Proxies will be emailed to all homeowners.

Respectfully submitted,
Kandi Shaffran, Acting Secretary, MVHOA

◆ Meeting adjourned at 5:25pm ◆