

2003

The annual meeting of the Mountain Valley Homeowner's Association was called to order on July 28, 2003 at 6:10 PM by President Evan Boenning.

Board members present were: Even Boenning, Carla Peltonen, Keith Hatanaka, Al Fiorello, Shae Singer. The attorney for Mountain Valley is Rick Neiley and the accounts are done by Fred Soyka at Aspen Bookkeeping.

Evan welcomed new members Muriel McKormich and Mr. and Mrs. Stein.

New business: Rich Haberman of the Architectural Committee gave his report. The project next to Bond is in progress. In the pipeline are several duplexes, the old Bathke duplex, Peter Scott's lot and one on Highway 82. They are all maximum size and maximum setback and three stories. Rich met with the neighbors of the proposed construction and explained to them that we're stuck with what Pitkin County allows: 5500 sq ft above ground plus below grade and garages are allowed for duplexes.

Phil Colver is building a garage.

No plans have yet been received for the Hickam garage.

Evan warned everyone of the need for building plans to be discussed with neighbors. In reply to a question, he said there are 28 duplex lots and every one is built on.

Rich explained you have to go through the new 1041 review if you build more than 1000 sq ft, mostly for fire impact. The 1041 review looks at the slope of the lot, bush and trees, wildfire mitigation. The other thing about the 1041—if you go through the process it might cost \$5000 for a land planner and up to \$3000 to the county. This information came from Howard Bass. However, it seems the county is going to eliminate the 1041 review, especially on preapproved subdivisions like Mountain Valley, so the cost might be more like \$2000.

Phyllis Smith wanted to know who to ask to find out what our FAR (floor area ratio) is. Rich Haberman answered—county zoning. You multiply lot size X .20. The minimum is 3500 sq ft, extra for more property.

Old business: Landscaping--Al Fiorello reported that the rain has helped the landscaping. Everyone agreed it looks good. Thanks go to Al.

Financial report—our finances are healthy. We will continue the \$125 dues, as Evan thinks the next expense we have may be big.

Jeff Vanderpol introduced himself. He is developing the Bathke's duplex.

Old business: Fire mitigation—Howard Bass hired men for 3 days for a couple grand to thin brush and use a wood chipper for the cut stuff.

Old business: Mosquitoes—there were a couple complaints this year. The committee started work early this year, starting the third week in April and working through May. There was a warm spell in May, 3 weeks earlier than usual, and high water, so they got behind. The problems came from around the Wildwood School. They are also using carbon dioxide machines to catch adult mosquitoes. There is no West Nile in Pitkin County so far. Bob Oxenburg and Lee Pardee do a great job on mosquito control. Grafton Smith pointed out that it is so much better than it used to be. We applaud the efforts of the mosquito control district.

Old business: Bears—better bear interaction because of bear proof trash container. Keith Hatanaka said a bear broke into his house, and Animal Control used rubber bullets on it.

Old business: Entrance lights—Evan is working on it. He calls Aspen Solar if lights are out and reports it to him.

Evan will call Brian Pettit of Road and Bridge and ask for the speed bumps to be painted.

Marianne Neiley reported that the road near her house is messy from the construction and asked about the hours allowed by covenants for work to be done. The hours are 7AM - 6PM. Grafton Smith noted that the road cut at that location was bigger than it should have been because the county misidentified the gas line. All constructors are required by county to post bond to repair the road if there's a cut.

New business: Please take a bag with you for your dog's feces. There's too much lying around.

There was a complaint about a clothesline in a front yard and a littered porch. Evan was going to check the covenants to see if lines are allowed. Another question was asked—are outbuildings on skids allowed if they're visible in front yards?

New business: Shae Singer asked if there was anything in covenants about taking out all the trees in a lot if you're building. Rich said the county has no rules about it, only in city. Shae said the builders next door to her took out every tree in the back of the lot. This might be a subject for the architectural committee, Evan suggested. Shae might want to go to the county commissioners to change this lack of protection for trees.

Evan thanked Carla Peltonen for being secretary and asked if anyone would like to replace her. (Please!)

Shae Singer has plastic speed bumps that can be put down to slow traffic. A spike in the road is used to hold them in place. There was a discussion about the use of these speed bumps, but it was decided there might be a liability problem if they were used, and also they can't be used in winter, as the plow rips them up. The possibility of getting a flashing speed sign from the county was discussed.

Evan discussed the rules about renting. There are no specifics grandfathered in our covenants about renting out, but if renters cause problems, you are responsible. The association only goes in if there's a problem.

The meeting was adjourned at 7:25.

Respectfully submitted,

Carla Peltonen, secretary

Addendum: After due consideration, because of liability and possible accidents, it was decided not to use the speed bumps. Even contacted the county and was told we could have use of the radar speed machine when it was fixed.