

MOUNTAIN VALLEY HOMEOWNERS ASSOCIATION
POST OFFICE BOX 11155
ASPEN, COLORADO 81611

Thursday, July 27, 2006

2006 ANNUAL HOMEOWNERS MEETING MINUTES

Meeting called to order at 6:40 pm by President Evan Boenning in the Chateau Roaring Fork Conference Room.

Paul Ruid was named to the Architectural control committee

BOARD MEMBERS PRESENT: Evan Boenning, Phyllis Smith, Rich Haberman, Keith Hatanake, Al Fiorello, Grafton Smith, David Watson

CURRENT FINANCIALS for Mountain Valley HOA were handed out.

NEW BUSINESS:

ARCHITECTURAL CONTROL: It was discussed how to better notify adjacent property owners of Variance and Architectural applications. In regards to Set back variance and Architectural control, Homeowners stressed they wanted Notification and a chance to review Applications. It was explained that The Architectural control board has 21 to 28 days after submission to review plans/Variance and respond. Richard Hagerman stated the problem of notify homeowners by phone. We discussed how to notify Homeowners either by mail or e-mail... A motion was approved to notify all Homeowners of Architectural/Variations received using the board's best efforts by email or mail.

FLOOR AREA/LAND USE CODE: Questions on FAR were asked. Evan Boenning and Grafton Smith explained the current FAR single-family max 5500 sq.ft. above grade with a 3500 min. There is an additional 4000 sq.ft. below grade allowed with a 750 sq.ft. garage

The current max FAR for a duplex lot is 5500 sq.ft. above grade with 30% additional sq.ft. Plus 4000 sq.ft. below grade and 1000 sq.ft garage.

MT VALLEY HOA WEBSITE PROPOSAL:

Evan explained the need for information access. The web could have Plate Maps, Architectural/Variance submission information, HOA meetings, HOA Convents and other important information. The estimated cost was \$3500.00. An owner's password would be needed to access certain information. A motion was passed to go forward on the web site with cost not to exceed \$6000.

DOGS BARKING: There were some complaints about dogs barking between 10pm and 2am. Evan asked that the owners get their dogs under control and respect their neighbor's peaceful enjoyment.

SPEEDING:

A reminder was made for everyone to slow down.

OUT OF TOWN HOMEOWNERS:

Shae mentioned Christmas tree lights on Mt Laurel being left on year round. Could we do something about this? No conclusion was made at this time.

BLOCK PARTY:

Tom Van Straaten mentioned the 2ND annual Mountain Valley Homeowners block party to be held on August 3rd. Reminder to Please Sign up and bring a side dish. Party starts at 6pm

LANDSCAPING AND MAINTENANCE

- Al Fiorello asked why the Landscaping expenses for last year's Profit and Loss were \$12,919.13. Evan Boenning explained the cost of a \$10,000.00 water tap fee; this eliminates the water use from private homeowner Bill Senns. Mountain Valley is in the process of hooking up the current sprinkler system to the new water line. We will be getting bids on connecting the water line to the current sprinkler system.
- It was asked if a new mirror could be placed at the intersection of East Lupine Dr. and West Lupine Dr. It was mentioned that the pavement at the entrance to Mt. Valley needs repair. Asked what has been done in regards to one Waste management carrier? Don Wrigley was looking into this, he was not present.
- MOSQUITOES:
- Evan Boenning applauded the Mosquito District. Homeowners were in agreement on the great job being done. They had tested for West Nile again this year and none had been found. Evan mentioned the Mosquito district budget \$50,000 to \$60,000 annually. This is a special tax district. Good Job again.

NEW BUILDING:

It was asked what are the allowed hours of Construction's. Hours are 7 AM to 7PM Monday through Saturday.

Again no parking on streets at night. Concern on Red Van upper Mt Laurel.

Concern of a large boulder that might roll on John Elmore's new Duplex. Boulder was exposed during construction.

ADJOURNED: Evan adjourned the meeting at 8:30 pm.

Respectfully submitted,

Phyllis Smith-Secretary