

Mountain Valley Homeowners Association

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DRAFT

MINUTES of MOUNTAIN VALLEY HOMEOWNERS ASSOCIATION ANNUAL MEETING

July 14, 2022

Location: Online ZOOM Meeting

The Annual Mountain Valley Homeowners Association Meeting was called to order by Evan Boenning July 14, 2022 at 4:10 pm via ZOOM. The meeting was recorded and can be viewed at the following link:
<https://us02web.zoom.us/rec/share/yWF-stHzzr8kQ0sSOZRvh1uZeHNtfI2QRfLh9o6VYb8LY6BPIGvkEkIFzWqXbKOj.Jo2nM6LuekYo2ZDH?startTime=1657837606000>

Please contact us if you wish to view as a passcode is required to access.

ATTENDANCE

ZOOM: 34 people attended representing 38 units (4 duplex).

PROXIES: 36 proxies received representing 38 units (2 duplex).

A quorum for the meeting was established with a total of 76 units represented.

FINANCIAL REVIEW – Kenny Smith

Financials were reviewed by the Board and are as expected.

GUEST: LIBBY COWLING

Libby Cowling from Holy Cross was present on the ZOOM meeting so we could address the Power Line Project first on the agenda.

UPDATE TO POWER LINE PROJECT

Will Dolan provided an update. After approval of MV Special Assessment, Holy Cross and SGM have been working on the project since spring 2022. The plan was put out to bid in April. Holmes

Excavation was selected based on price and experience. \$831K bid amount for phase 1. Difficulty to receive permits and easements delayed the start date. Plan to break ground approximately August 1. Start at top of phase 1 and work down towards the highway.

Comments from Libby Cowling from Holy Cross: Libby described how we are "working through the challenges" and that Will did a great job describing the state of the project. Libby estimates 6-8 weeks for digging portion. Different colored paint is used to locate other utilities.

Marcy Franz asked about scheduling of the other phases. One phase per year was the original plan, and we are hoping to stick to that, but just as an estimate. Phase one target to do first, as it feeds critical firefighting infrastructure. Question as to if monies go to certain phases. Answer is that all monies go to fund the entire project. 15 years is confirmed as the duration of the Special Assessment. Kenny offered thanks to Libby for her hard work. Chet asked if there will be disturbance to upper Mountain Laurel. The answer is no digging above the intersection of Mountain Laurel and Lupine is anticipated.

Evan offered thanks to Adam Rothberg for helping with the easements of his property.

Kenny spoke to the finances of the project. Special Assessment will be used to service debt on the LOC, and, when appropriate, pay down the principal. Phase one should be the most costly, but unclear what the final cost will be. Kenny described his efforts to bring in outside funding to help pay for the project. Aspen homeowners and City of Aspen have been approached for assistance. The County will be approached in the future for help as well. There was continued discussion on how to estimate the final cost, which all agreed was difficult to nail down at this time.

ARCHITECTURAL COMMITTEE – DEB TOMLINSON

Deb reported on several properties:

473 Mountain Laurel – hopes to be done in winter of 2023.

18 Lupine - no project finish date.

Remodel at 195 E Lupine

97 Mountain Laurel – in permitting stage

153 Mountain Laurel – small guardrail project.

97 Mountain Laurel – is a proposed patio modification which David Johnston confirmed.

LANDSCAPE REPORT – KANDI SHAFFRAN

Runaway Shovel has done a good job and she is pleased. Proposed to move a few plants to not obscure the Mountain Valley sign. Evan thanked Brian Holland for providing water to the area at the intersection.

TRASH COMPANY DISCUSSION

Previous discussion of trying to limit the number of days, and/or the number of companies that pick up trash in Mountain Valley. Many large HOA's in the valley do some coordination to control these trash issues. It's hard to get a perfect solution for everyone. 133 ownership interests. Cost savings would be 20-50% less if we choose one carrier (assuming now having trash collected) Waste Inc. provided a competitive price plan with substantial savings. Waste Inc. would do the whole neighborhood on one day. \$632/year was basic estimate per home for waste and recycling by Waste Inc. Kellie advocated for Waste. Others did as well. Much discussion on a case-by-case basis. Mostly all, but not all in favor of making this change. Perhaps there needs to be an amendment to the HOA documents to establish the fact that one company will be used for all trash pickup. Much more discussion. Will Dolan proposed that we send out a "survey" to the HOA membership. JP offered to help with the survey.

OLD BUSINESS

BLOCK PARTY

Shae, Singer, Kim Coates, and Tom van Straaten proposed a "pot luck" and rent tables and chairs, and provide beverages. Not a "full catered" affair as in the past few years. Tom proposed a date of August 26 for the event.

SPEEDING

We all need to stay focused on slowing down in the neighborhood, and asking others to do the same. Getting new speed bumps in the neighborhood is a difficult process.

REVIEW OF BOARD ACCOMPLISHMENTS

Power Line Project, chipping projects, and others that we take a proactive approach to are making this a better neighborhood.

TREE / VIEW CONSIDERATIONS

Evan asked for everyone to consider future tree growth when it comes to preserving view planes, etc. Think about others.

PETS

Kelly Berg asked everyone to please be more diligent in picking up after their dogs.

NEW BUSINESS

SUBDIVISION SAFETY

Discussion on safety on the base of the subdivision at Hwy 82. Could we get a flashing light? Evan proposed asking CDOT about possibilities. Bob Freimuth asked about at least getting a "crosswalk" there, and pruning trees to enable better line of sight for turning vehicles.

CAMPERS AND TOPPERS

Jane Poss mentioned campers, toppers, and construction vehicles parked at properties. What is the HOA stance on this? Kelly offered to speak with her tenants about anything regarding her property. What is the acceptable time-line for such things to remain in place?

PROTECT SHOULDER AT TOMLINSON LOCATION

Jane also mentioned the possible need to protect the shoulder of the sharp curve at Debbie Tomlinson's location. All agreed that a guard rail is a good idea at this location.

ADJOURNMENT

The meeting was adjourned at approximately 6:10 pm.