

Mountain Valley Homeowners Association

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DRAFT

MINUTES of MOUNTAIN VALLEY HOMEOWNERS ASSOCIATION ANNUAL MEETING

July 11, 2024

Location: Online ZOOM Meeting

Please Note: All Mountain Valley Yearly Meetings will be cloud recorded via ZOOM. This will allow for more concise minutes to be taken, with full detail available via the Zoom recording.

Zoom link to the recording of the July 11, 2024 meeting

<https://us02web.zoom.us/rec/share/Mc1cq7ORLmJEsnUIFsGLf3ccp083uViIoBznxkni77Y4t9ObVqNchW4NFtnqkAn.zi5nwsePoO3JA4mF?startTime=1720735586000>

Please contact Susan@MountainValleyHOA.com for the passcode.

The Annual Mountain Valley Homeowners Association Meeting was called to order by Jesse Hoffman July 11, 2024, at 4:11 pm via ZOOM.

ATTENDANCE

A quorum for the meeting was established with a total of 74 units represented.

ZOOM: 40 people attended representing 45 units (5 duplex).

PROXIES: 29 proxies received representing 29 units.

INTRODUCTION

Jesse Hoffman introduced himself as the new President of the HOA. Jesse offered a huge thank you to Evan Boenning for the time he served as HOA President!

TREASURERS REPORT – Jacqueline Tracy

The HOA Operating Budget is on track for the year. The small dues increase has helped cover expenses. The Balance Sheet shows both Operating Accounts (Operating and Powerline) are earning interest.

POWERLINE PROJECT EXPENSES

\$1.29M has been paid out for phase1. \$820K is the current balance on Powerline LOC. \$1.180M is still available on LOC. Summary of Powerline Financials ties out exactly to the financial documents that Jackie oversees.

APPROVE MINUTES FROM 2023 ANNUAL MEETING

Draft Minutes from the 2023 Annual Meeting were unanimously approved.

CHIPPING PROGRAM

The MV 2024 Chipping Program has been officially scheduled. You must register to participate!

BLOCK PARTY

The MVHOA Block Party is scheduled for July 26th. Everyone is asked to RSVP if they have not done so yet.

UPDATE TO POWER LINE PROJECT – Will Dolan

Phase #1 power poles are finally down, thanks to Adam Rothberg for his help with Comcast.

Turning attention to phase #3 planning, to combine with the work already done to plan phase #2. SGM and Holy Cross are working on options for routing of phase #3. SGM surveying will be on site working on phase #3. We are considering a new GC (not the excavator) to run phase 2/3.

Tom asked where he could see a map of the various phases. Website is the answer. Phase 2/3 will involve Comcast and Phone as well.

FIREWISE PROGRAM

Will Dolan is working on getting this recognition for our community. Several steps are involved in the process. This may help with insurance costs going forward. We will post more information on the website as it becomes available.

CONTACT INFORMATION

Jesse asked that everyone be sure to always update this information.

OLD BUSINESS

Please keep driving speeds to a safe level. More speed bumps are proposed and being discussed. Tom would like East Lupine speed humps converted to taller bumps to work better. Shae asked about getting back to the removable speed bumps. Steve Dine pointed out that we do need more speed bumps in areas that do not currently have them. Parking on the street was also mentioned as an ongoing issue. Discussion on easements and right-of-way. Please ask contractors to park in appropriate areas.

Garbage pick-up was again mentioned and discussed. It is clear many homeowners would like to continue to look at a better solution on this front. May be a good idea.

BOD ACCOMPLISHMENTS

Kenny mentions proactivity on powerline and Firewise projects. Thanks to everyone for the collaborative effort on this front.

NEW BUSINESS

Will asked for further work on establishing a "Crosswalk" to cross Hwy 82 at the bottom of MV. Much support for this among the members. Evan mentions that we might consider buying a radar machine for the subdivision.

Kenny mentioned that homeowners need to cut down standing trees in preparation for the Chipping Program. Kenny asked everyone to stay on top of noxious weeds on their property. Shae added that it would be great to do a community weed-pull day. Kenny and others agreed.

Shae proposes a "stipend" for the HOA president to compensate for hard work.

LANDSCAPING

Kudos for the recent work that has been done by Jim Anderson. MV entrance looks great.

ARCHITECTURAL DISCUSSION

David Johnston is available to discuss any projects.

ADJOURNMENT

The meeting was adjourned at approximately 5:22 pm.