

Mountain Valley Homeowners Association

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DRAFT

MINUTES of MOUNTAIN VALLEY HOMEOWNERS ASSOCIATION ANNUAL MEETING

July 10, 2025

Location: Online ZOOM Meeting

The Annual Mountain Valley Homeowners Association Meeting was called to order by Jesse Hoffman July 10, 2025, at 4:07 pm via ZOOM.

ATTENDANCE

A quorum for the meeting was established with a total of 68 units represented.

ZOOM: 32 people attended representing 37 units (5 duplex).

PROXIES: 28 proxies received representing 31 units (3 duplex)

APPROVE MINUTES FROM 2024 ANNUAL MEETING

Draft Minutes from the July 11, 2024 Annual Meeting were unanimously approved.

TREASURERS REPORT – Jacqueline Tracy

Strong Operating cash balances. Timberline LOC at \$820K (Powerline Project). P and L for first 6 months of 2025 looks good. Dues seem appropriate for operating expenses. Insurance costs up across the board. Wildfires and high cost of construction are possible reasons. Legal expense noted as up over 2024. Funds came is as refund of bond for phase #1 of the Powerline Project. No questions.

UPDATE TO POWER LINE PROJECT – Will Dolan & LIBBY COWLING (HOLY CROSS)

Will mentioned the decision to combine phase #2 and Phase #3. Phase #2 construction docs are mostly ready to go. Construction docs are not yet ready for phase #3. Professional project manager has been chosen for phase 2/3 work. Adam Rothberg will be doing the work at a competitive rate. Libby Cowling presented that phase #2 is fully designed and was complicated by phone and cable routing. Easements

are in the process of being signed. Phase #3 didn't really start planning until last fall. CDOT increases the complications to phase #3. (Highway 82 and Roaring Fork River). SGM surveying working with Libby on final plan for phase #3. Making very good progress. Holy Cross committed to paying for continuing the burial up-valley all the way past the border of Mountain Valley. Will pointed out the Holy Cross continues to financially support the project. Libby mentioned that burial needs to be 4 feet deep. Richard asked questions about where we can bury the lines. Libby said that a lot of work will be in CDOT ROW, but we will still need a few easements. Adam Rothberg took over the call to answer Chris's question about plan timing. County permits will be an earthmoving permit and a ROW permit. Bond will be needed for next phases. Some trees may need to be replaced per county requirements. Project Planning is proceeding in most economical way possible. Adam listed subs as Holy Cross, Comcast, Lumens, Miller Electric, and possible excavators. We are hopeful for an August start date but need to work out a few wrinkles. Kenny mentioned that easements will only be needed for work on properties where work needs to occur outside of the established utility easements. Chris Barton asked for a better map that shows the project map at a high level, but not necessarily the complete construction documents. Chris asked if the work can be finished by end of summer 2026. Adam said that is possible, but, of course, can't say for sure, but that is the goal. Will mentioned project cost. Doing phase 2 and 3 together will allow us to get a final idea on the total funds needed. Chris and Will agree that the project cost has most likely gone up and we may/will need to re-approach the homeowners for additional funding, but not possible to estimate effectively at this point. Chris says the unknowns of project cost are a concern. Bronwyn stated the need for this fire safety and for controlling insurance costs. Thanks to Libby for helping on the call.

FIREWISE PROGRAM

Will noted that our HOA has received "firewise designation", showing that we are proactive in protecting against wildfires. Possible benefit to insurance underwriting process. Powerline Project is stated as a main factor in the designation. City has started to install natural gas generator back-ups for our water pumping system. Thanks to Will for his hard work on this!

ARCHITECTURAL DISCUSSION

Jesse reminds all that if your project requires a permit, it must also go through Mountain Valley review. David Johnson helps with this.

MV ENTRANCE/HWY 92 CROSSWALK

Great participation by MV Homeowners. There will be a plan worked up for a crosswalk. Most likely just a painted crosswalk with maybe some lights.

REQUESTS TO HOMEOWNERS

Please be sure the HOA has your accurate contact information. Please don't speed in the subdivision

BOARD AND HOA ACCOMPLISHMENTS – KENNY SMITH

Powerline Project, Firewise, Crosswalk, no school bus parking at bottom of the hill, chipper program. We set an example of how to be a good neighborhood

MVHOA ANNUAL BLOCK PARTY

Block Party: 8/7/25, in Tom's cul-de-sac. Susan will send out info tomorrow. Pot-luck.

NORTH STAR WILDLIFE PRESERVE – JAYNE POSS

The survey had a high level of participation, and the County Commissioners are listening. A plan is being considered to limit usage and return to the original usage plan that had been established in the 1990s. Thanks to all who have helped on this project so far. Balance between recreation and wildlife is needed. Thanks Jayne!

NEW BUSINESS

- Kim Levin proposed the idea of a "tiny library" near our bus stop. Concept of book sharing. Creates community. Great idea! Kim will buy the library! Full support.
- New neighbor Jaime Mora introduced himself to the group.

ADJOURNMENT

The meeting was adjourned at approximately 5:22 pm.