

Mountain Valley Homeowners Association
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MINUTES of
MOUNTAIN VALLEY HOMEOWNERS ASSOCIATION
ANNUAL MEETING
July 9, 2015
Location: Chateau Roaring Fork Conference Room

The Annual Mountain Valley Homeowners Association Meeting was called to order by Evan Boenning at 4:10 pm at the Chateau Roaring Fork Conference Room on July 9, 2015.

ATTENDANCE:

A quorum for the meeting was established with a total of 88 properties represented. There were with 37 homeowners present representing 40 properties (3 duplex). We have 43 proxies, representing 48 properties (5 duplex).

GUEST SPEAKER: Parker Lathrop – Deputy Fire Marshall Pitkin County

Topic: Tree Removal and Fire Mitigation

1. Mountain Valley as a neighborhood is a priority for wild fire mitigation with Pitkin County.
2. A homeowner may request the fire department to come up and meet with them and discuss their situation to minimize risk and create an action plan for defensible space.
3. The fire department will work hand in hand with the County on individual homeowner's proposal for any tree removal and mitigation.
4. Bottom line – if a homeowner is going to be removing trees, contact the County for permission and to determine final mitigation requirements if any, including removal of any trees that pose a fire hazard to the house.

MINUTES FROM 2014 ANNUAL MEETING:

Kim Coates made a motion to approve minutes from the 2014 Annual Meeting and Anne Boenning seconded. The vote was unanimous. Minutes from the 2014 Annual Meeting were approved and are posted on our website.

TREASURER REPORT: Fred Soyka, Mountain Valley's bookkeeper

1. Fred Soyka reviewed our balance sheet and profit and loss and reported that we are in good shape for the fiscal year.
2. We are on budget with no expectation of unforeseen costs. No expectation of going over budget on legal expenses.
3. Fred Soyka reported all homeowners had paid dues and congratulated them for doing so.

ARCHITECTURAL AND BUILDING REPORT: Shae Singer

1. Architectural Guidelines are posted on the Mountain Valley HOA website:
<http://www.mountainvalleyhoa.com/arc.htm>
2. The guidelines indicate a general philosophy of design compatibility for all projects.
3. The Mountain Valley guidelines also include rules for construction under which all homeowners must follow.
4. The covenants are not intended to supersede any County approvals for any remodel or new home construction.

5. Each Project is looked at individually taking into account any neighbor input at the time. The architectural design committee is not a ruling body between neighbors who may disagree with any proposed project.
6. The Architecture review committee approval is required prior to County permit submission as per County permit requirements. All permit requirements for new houses or remodels can be found on Pitkin County Website: <http://www.aspenpitkin.com/Business-Navigator/>

REPORT ON LANDSCAPING: Kandi Shaffran

1. Busy Beavers has split and we are actively looking for a new company to do landscaping for summer of 2016.
2. An effort has been made per request from the homeowners to keep the shrubs and flowers low so as not to block view of Mountain Valley signage.
3. The consensus was the landscaping is good, especially with all the rain we have had.

MOSQUITO CONTROL:

East Aspen Metro District is treated from mid-April through September. This year mosquito population will be greater due to the heavy rains and flooding.

**NEW BOARD MEMBER ELECTIONS AND CHANGES:
ELECTIONS**

1. Don Wrigley volunteered to join as a board member when called upon by Evan Boening. A vote was held, and it was unanimous.
2. Kim Coates nominated AnneAdare Wood for the Board, Tom vanStraaten seconded. AnneAdare declined at the time of the meeting but since has said how much she loves this community and feels that she should contribute to its well-being to keep it going as what she considers one of the very best neighborhoods in Aspen. Since the meeting, the Board of Directors have appointed AnneAdare to serve on the Board. A homeowner vote will take place at the next (2016) meeting.

REQUEST TO HOMEOWNERS: Evan Boening

Speeding, Speed Bumps, Contact Info for HOA and Emergency Contact

1. Feedback on speed bumps is positive. Neighbors are encouraged to slow down.
2. It is homeowner's responsibility to give Susan Randel, the executive officer, new and updated contact information as we use this for emergency when we need to contact homeowners.
3. Susan Randel's email: Susan@MountainValleyHOA.com

NEW BOARD OF DIRECTOR ACCOMPLISHMENTS: Kenny Smith

Having been active in other HOA's, it is his observation that the Mountain Valley HOA Board seems to work hard to proactively deal with small issues before they become big problems.

THANK YOU'S

The Board thanked all board members for their volunteer time and participation, specifically Jane Moy for her years of service.

OLD BUSINESS

1. Board thanked Sam Louras for installing the 3 poop bag receptacles throughout the neighborhood.
2. Temporary Parking should be allowed from time to time for guests.

NEW BUSINESS AND HOMEOWNER QUESTIONS/COMMENTS

1. The issue of clear cutting / tree removal on the Winnerman property was brought up. A lengthy and spirited discussion was held between owner and concerned neighbors. Winnerman went on record of saying that all cut down trees will be mitigated as per County standards. As stated above, we recommend calling the County before cutting down any trees.
2. One resident brought up the idea of adding a street sign at entrance of Mountain Valley. Motion was reviewed and ultimately a straw vote was held and majority voted against the idea of installing a street sign at the entrance.

ADJOURNMENT

Evan Boenning made a motion to adjourn the MVHOA meeting of July 9, 2015. Kim Coates seconded. Meeting adjourned at 5:30 pm to annual party held at Chateau Roaring Fork conference room, catered by Slow Groovin.