

**Mountain Valley Homeowners Association**  
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**DRAFT**

MINUTES of  
MOUNTAIN VALLEY HOMEOWNERS ASSOCIATION  
ANNUAL MEETING  
July 11, 2019  
Location: Chateau Roaring Fork Conference Room

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The Annual Mountain Valley Homeowners Association Meeting was called to order by Evan Boenning at 4:13 pm at the Chateau Roaring Fork Conference Room on July 11, 2019.

**ATTENDANCE**

A quorum for the meeting was established with a total of 78 properties represented. There were 24 homeowners present representing 28 properties (4 duplex), and 47 proxies, representing 50 properties (3 duplex).

**MINUTES FROM 2018 ANNUAL MEETING**

After a brief review, there was a motion to approve minutes from the 2018 Annual Meeting. The vote was unanimous. Minutes from the 2018 Annual Meeting were approved and are posted on our website.

**FINANCIAL REVIEW - Evan Boenning**

Evan spoke to the fact that \$35,000 was placed in a CD at Wells Fargo to earn interest. The Balance Sheet and Profit and Loss Statement are in fine shape.

**ARCHITECTURAL REVIEW – Shae Singer**

Shae reminded owners that any new work does require a permit and must go through Mountain Valley Architectural review. There is a fee paid for this review which flows through as income to the HOA. Shae explained that the Mountain Valley Architectural Review Committee acts in a way to advise and guide owners, in a neighborly fashion, to construct in a way that is compatible with the community. There was further discussion about removing trees. Trees that are removed must be replaced with the same diameter, as dictated by the county.

New permit process in place for City and County. There is a 4-6 month review process with an estimated 1 year on total approval.

**LANDSCAPE REVIEW - Kandi Shaffran and Shae Singer**

Runaway Shovel is doing a good job and we will continue to use them. Charles Hopton mentioned that some owners need to do a better job of maintaining the county easement adjacent to their properties, keeping them clear of weeds.

**DUPLEX FAR UPDATE – Kenny Smith**

Kenny provided a description of the work he, and others, have been doing to address the issue of the County's misinterpretation of the "5750 rule" regarding exempt square footage development rights in Mountain Valley. Elizabeth Jeffett, Shae Singer, Keith Hatanaka, Evan Boenning, and Charles Hopton all expressed their support of the effort. This issue will likely be further discussed in subsequent Mountain Valley HOA Board Meetings.

## **NEW BUSINESS**

### **Aspen Water Department**

Three members from the Aspen Water Department were here to update the HOA on a future water project, specifically the water tanks and water system for Mountain Valley. Tyler Christoff led the discussion. Tanks and pump stations have been evaluated for possible upgrade. Tank upgrade is 5-10 years out. The current tank is undersized for fire flows, but does serve well for potable water needs at this point. The new tank would be larger, 40,000 to 150,000 gallons. Source of the water is Castle and Maroon Creeks which is pumped up to the tank and then gravity brings it to individual homes. Debbie Fields expressed her concern as her property is most adjacent to the proposed project. Rep said he is happy to involve her in the process in the initial stages. Who pays for this? Funding mechanism combo of all water users and an additional surcharge to the local users. Paid through water bills, as it is now. He said they would be sensitive to a gross increase in water costs/rates.

### **Water Quality**

Current quality of water is very high, exceeding all benchmarks, and will remain so.

### **Trash Discussion**

We should try to use only one or two companies. We need to work on this as an HOA, perhaps add a trash fee to the annual dues?

### **Mosquito Update**

The guys are working hard but this has been a really tough year with the high water etc.

### **Paving**

We mentioned that the entrance "bump" is worse than ever and should be fixed. Kellie Cupp mentioned that there are now drainage problems at her home after the new paving work. It is obvious that there is still work to be done on drainage on the side of the roadways. We will be collectively asking the County to finish the job in a professional manner, etc.

### **Block Party**

Shae made a motion to reestablish the Mountain Valley Block Party as it is a great way to know your neighbors. Unanimously approved. An August date was suggested. TBD.

### **Contacts for Problems**

If you see a problem, please contact the direct source of a solution, not Evan and/or Board members. Please go to the source.

### **Annual Dues**

Debbie Fields suggested raising the annual dues to build a reserve of funds for future projects that would benefit the entire community. Shae said that this is possible if there is a specific reason for the increase, and that there needs to be unanimous consent from all owners.

### **Communication**

There was a discussion about positive communication to resolve issues such as items on a homeowner's property that may be in violation of the covenants. etc., rather than hardline tactics.

## **ADJOURNMENT**

Motion to adjourn the MVHOA meeting of July 11, 2019. The vote was unanimous. Meeting adjourned at 5:45 pm.