

Mountain Valley Homeowners Association

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DRAFT

MINUTES of MOUNTAIN VALLEY HOMEOWNERS ASSOCIATION ANNUAL MEETING

July 8, 2021

Location: Online ZOOM Meeting

The Annual Mountain Valley Homeowners Association Meeting was called to order by Kenny Smith July 8, 2021 at 4:08 pm via ZOOM. The meeting was recorded and can be viewed at the following link:

https://us02web.zoom.us/rec/share/YNd4z9hzqEGr9RudB6GmxFGFrQQQtZNYu_xsRMVxSs4A_YVxO4b_aPylnh0PWyg.khw-pyO0gSjzilw6

Please contact us if you wish to view as a passcode is required to access. Video of the meeting was also downloaded should the link expire at some point in the future.

ATTENDANCE

A quorum for the meeting was established with a total of 44 proxies received, and 30 attendees on the ZOOM call.

MINUTES FROM ANNUAL MEETING

After a brief discussion, minutes from the 2020 Annual Meeting were unanimously approved and are posted on the website.

FINANCIAL REVIEW – Kenny Smith

The 2020 Balance Sheet and Profit and Loss Statement were reviewed. An owner did ask for clarification on the break-out of the "Equity" portion of the Balance Sheet. Clarified as \$18,715.97 in "Reserves", \$22,294.39 in "Retained Earnings", and \$20,156 in "Net Income". All described as such on the Balance Sheet dated 5/31/21.

ARCHITECTURAL REVIEW

David Johnson had agreed to provide an update. Unfortunately, he was unable to join the call.

LANDSCAPE REVIEW

Kenny described, through information provided by Evan, that we will be staying with our current provider, and that Kandi Shaffran is willing to continue to coordinate. All agreed that the landscaping is looking great.

TRASH PICKUP REPORT

Robust discussion here. Varied opinions on who is the best provider based on price and service. Idea proposed to include trash collection as part of annual dues. Point rejected based on differing needs of

various homeowners. David Epstein proposed that we make a formal "rule" that trash pick-ups be limited to just 2 specific days a week. This would, at least, limit the disruption from the big trucks to just a few specific days. All agreed that this was a good idea. Should be on agenda at next BOD meeting.

ELECTION OF NEW BOARD MEMBERS

Kenny mentioned that Shae Singer had advised on two new prospects to fill a vacant Board seat. Members were asked to express their interest on the call. No one volunteered.

REQUESTS TO HOMEOWNERS/OWNER COMMENTS

-Kenny mentioned that Shae Singer had asked to continue discussions of ways to reduce speed in the neighborhood. A few owners stated that they feel that "guests" and "renters" are the main violators of the speed limit. Kenny described the need, and offered a course of action, to draft a specific list of subdivision "rules and regulations" to be distributed to all owners to provide a clear mandate that owners of properties are responsible for the actions of their renters, and to ask for their help in being sure that any guests or renters are in compliance with our regulations. There was agreement that this was a good idea.

-Brig Young presented a challenge of others blocking a "shared driveway", and further described difficulty in getting local authorities to enforce a removal of such a

blockage as it is on "private property". It was suggested that, if problem persists, that language be used describing the problem as a "blockage of a public right of way", and a "blockage of fire safety access".

-Ken Steel noted the need for a "dead end" or "no through access" sign approaching the cul-de-sac on East Lupine. It was agreed that this is a good idea, and that the County will be asked to provide this sign.

-Tom VanStraaten proposed that we reinstate the "Block Party" so neighbors can get together. He suggested the end of August would be a good time for this. All agreed.

REVIEW OF BOARD ACCOMPLISHMENTS

Kenny pointed out that many action-items identified at the last yearly HOA meeting had, in fact been achieved.

-With Tom VanStraaten's help, the no parking signs have been returned to the bus-stop area. This seems to have helped this problem, but, of course, we need to continue to remind violators of these regulations.

-Trailer Discussion. With Evan's leadership, it seems that the trailer parking has been significantly reduced. There was agreement that civil discussions of specific trailer problem seem to solve most of these issues. Thank you Evan.

-Tree chipping program. This program has proved a huge success and all agreed that it should continue as a yearly, spring-time event in the subdivision. This

program has really served to reduce fire-fuels, which is of huge importance. There were several specific comments to thank Evan for all of the work he has put in for this project!

UPDATE OF BURYING POWER LINES

Kenny spoke at length on this topic, and shared visual supporting information including maps of the proposed project. Notably, he shared a letter of support that had recently been drafted by Rick Balentine, Aspen Fire Chief. He further described the extensive progress he has made, with the help of others, to bring the project to conclusion, with a proposed completion time-frame of this fall. It should be noted that the proposed project is focused on the specific line of overhead power-lines that provides electricity to the pumps that fill the water storage tank at the very top of the subdivision. This line stretches from Hwy 82, up to the sharp curve in the road approaching the top level of Mountain Laurel Drive.

The group on the call discussed the idea of whether or not the HOA should be, in some way, a participant in the funding of this project (and any future power-line projects in the subdivision), as all homeowners certainly benefit from the reduction of fire danger that the “hardening” of this critical infrastructure will provide. There was general agreement that this is a very important issue, but that more discussion is needed to come up with a final plan for execution and potential

funding. Several participants stated their opinion that it is important to maintain current "momentum" to move the project forward. John Carbona and Chris Ochs proposed the formation of a "committee" to closely study the issue. Kim Coates agreed that this was a good idea. David Epstein asked any interested parties to contact the Board and volunteer to serve on this committee.

MOTIONS

#1 Bronwyn Bateman moved to grant the President of the HOA the authority to appoint a committee to continue the Powerline discussion, and that this committee be formed and begin meeting within 7 days of this meeting. This motion was seconded and approved.

#2 Bronwyn Bateman moved to "continue", as opposed to "adjourn" this yearly meeting to resume on August 5, 2021, at 4pm, via ZOOM. This motion was made in the spirit of stimulating further discussion on the Power Line issue, in a timely fashion. The motion was seconded and carried.

ADJOURNMENT

The meeting was adjourned at approximately 6:20 pm.