

Mountain Valley Homeowners Association
PO Box 11155
Aspen, CO 81612
www.mountainvalleyhoa.com

MINUTES of
MOUNTAIN VALLEY HOMEOWNERS ASSOCIATION
ANNUAL MEETING
July 12, 2018
Location: Chateau Roaring Fork Conference Room

The Annual Mountain Valley Homeowners Association Meeting was called to order by Evan Boenning at 4:20 pm at the Chateau Roaring Fork Conference Room on July 12, 2018.

ATTENDANCE

A quorum for the meeting was established with a total of 77 properties represented. There were 25 homeowners present representing 28 properties (3 duplex), and 46 proxies, representing 49 properties (3 duplex).

MINUTES FROM 2017 ANNUAL MEETING

Motion to approve minutes from the 2017 Annual Meeting. The vote was unanimous. Minutes from the 2017 Annual Meeting were approved and are posted on our website.

FINANCIAL REVIEW - Evan Boenning

Balance Sheet and Profit and Loss Statement are in great shape. Reserves are between \$35-40K. The goal is to build reserves and continue to temper expenses. Owners requested more up-to-date financials than the yearend figures that were presented.

ARCHITECTURAL REVIEW

Current submissions include 198 Mountain Laurel, Hwy. 82, demo permit issued, work has begun. Potential at 97 Mountain Lauren Court (for sale).

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.

Current committee members include David Johnston, Shae Singer, Keith Hatanaka, and Kandi Shaffran, with one space available. There was some discussion about the scope of the work that the MV Architectural Committee does and the fact that they are somewhat limited by County regulations. It was decided that the committee will continue at this point.

Deborah Tomlinson agreed to serve and is now a member of the Architectural Review Committee.

LANDSCAPE REVIEW

Everyone seems very pleased with the job that Runaway Shovel has been doing. The landscaping looks very good and we will continue with the same group next year.

DUPLEX FAR UPDATE

Grafton Smith was unable to attend the meeting. County Commissioners know of the concern regarding the understanding of the FAR rules for MV. Pitkin County Commissioners are putting this issue "on the docket" for their meeting at the end of August to discuss this issue. This issue involves duplex lots and how allowable square footage is applied to the lot. There is now a TDR that goes

into effect when the FAR for the entire structure exceeds 5,750 square feet and that TDR has a cost associated to it of up to \$225,000.

MVHOA is striving to get clarity on the understanding of the County Commissioners on this issue. Jane Moy proposed a sub-committee be formed of "duplex owners" to discuss strategy on this issue as it may be better for those with the most "at stake" in this area to be on the front lines of the discussion. Jane and Evan will work together on this.

BOARD POSITION

AnneAdare Wood has resigned her position. We thank AnneAdare for her service.

Deborah Tomlinson and Debbi Fields have agreed to take one-year positions on the Board. It was unanimously approved to accept them on the Board.

SPEED BUMPS

The new speed bump on East Lupine seems to be effective. It was discussed that the County has denied a new, permanent speed bump on Mountain Laurel due to the steepness of the road in that section.

Please be careful at the intersection of West Lupine and Mountain Laurel Drive. Watch for children and reduce speed in this area please.

FIRE FUELS MITIGATION

It was asked/discussed that homeowners stay "proactive" and continue to remove dead brush and trees from their properties to stay ahead of accumulation of fire fuels.

VIEW PLANE TREE REMOVAL

David took a "straw vote" to see if there is interest in trimming trees to improve view planes. There seems to be broad interest in examining this further. It was mentioned that a few government agencies might be involved in this discussion..

MOSQUITO CONTROL

Great result on mitigation this year. Thanks to Evan Boenning for always staying on top of this. He credits Steve Sheaffer for his hard work on this. Steve has worked for the State of Colorado and the Mosquito Control Section was bought by this private company. Steve and his group are on the North Star Property 5 days a week beginning in Late April through part of September. He knows the business and has been working with us for about 3 years now.

Steve's contact information is:

Steve Sheaffer
(970)644-1326
ssheaffer@vdc.net

PAVING

Although the Board asks regularly for new paving, it seems that we are not a County priority for new paving any time soon. Patching will be performed when needed.

WILDFIRE READINESS

A **Ready Set Go! Wildfire Action Guide** was distributed to help homeowners prepare if we ever need to vacate in a hurry. This guide will also be emailed to all homeowners

NEW BUSINESS

Shae Singer mentioned that she has seen people (renters and others) smoking cigarettes during the fire ban. Please don't do this. Shae also mentioned that we should try to reinstate the "block party" tradition (pot luck style). This idea was largely agreed to by the entire group.

ADJOURNMENT

Motion to adjourn the MVHOA meeting of July 12, 2018. The vote was unanimous. Meeting adjourned at 5:30 pm.