

# **Mountain Valley Homeowners Association**

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## MINUTES of MOUNTAIN VALLEY HOMEOWNERS ASSOCIATION ANNUAL MEETING

July 9, 2020

Location: Online Zoom Meeting

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The Annual Mountain Valley Homeowners Association Meeting was called to order by Evan Boenning July 9, 2020 at 4:10 pm. Due to technical issues the first few minutes of the meeting were not recorded. The remaining 1 hour and 50 minutes can be viewed at the following link:

[https://us02web.zoom.us/rec/share/oTFgvUrB8d1JxCd0ZmH-0JDJMCHnU-LCPj0VP2gehEoklqqfExUS\\_nqp0qCR41nm.QLOgi51jiqQCUC38?startTime=1594334015000](https://us02web.zoom.us/rec/share/oTFgvUrB8d1JxCd0ZmH-0JDJMCHnU-LCPj0VP2gehEoklqqfExUS_nqp0qCR41nm.QLOgi51jiqQCUC38?startTime=1594334015000)

Please contact us if you wish to view as a passcode is required to access.

### **ATTENDANCE**

A quorum for the meeting was established with a total of 69 properties represented. There were 26 homeowners present representing 30 properties (4 duplex), and 36 proxies representing 39 properties (3 duplex).

## **MINUTES FROM 2019 ANNUAL MEETING**

After a brief discussion, minutes from the 2019 Annual Meeting were unanimously approved and are posted on the website.

### **FINANCIAL REVIEW - Evan Boenning**

The 2019 Balance Sheet and Profit and Loss Statement were reviewed. Due to the low interest rate environment the HOA holds \$51,735.80 in cash and does not currently have a CD. Profit and Loss indicates an unplanned \$5,000 line expense for tree cleanup after a storm that damaged many trees. All agreed that this was a very worthwhile project.

Association dues for 2020 have been paid 100%.

### **ARCHITECTURAL REVIEW**

Speed and parking of construction vehicles remain a problem. There are no other specific issues at this time.

### **LANDSCAPE REVIEW**

Lighting has been repaired at the entrance to Mountain Valley. Shae reported that Runaway Shovel continues to do a very good job, overall. Discussed the possibility of increasing the scope of Runaway Shovel to include additional areas.

## **OLD BUSINESS**

**Duplex Update:** Kenny provided a final update on the positive result achieved through the "Citizen Initiated" request to correct language in the Land Use Code. This process returned rights to Mountain Valley Duplex owners while it did not, in any way, increase the amount of floor area that anyone is allowed to build in Mountain Valley.

**Comments:** Additional comments on the need to control speed in the neighborhood.

## **NEW BUSINESS**

**Parking:** Tom vanStraaten addressed the need to better control parking on the streets, and to return the sign at the entrance to Mountain Valley which states that there is "No Parking" on streets in Mountain Valley. Many residents agreed that this is a problem, and that we might return the signage, and also create "official printed sheets" that residents can place on windshields of cars that are illegally parked, etc. Tom and Evan offered to spearhead getting the sign back up.

**Election of New Board Member:** Kellie Carlson offered to take a spot on the Board. Kellie introduced herself to the group. No members offered any objection to her joining the Board. A vote was taken and all were in favor.

**Tree Cleanup:** Many thanks were given to Evan for initiating the cleanup of the broken trees from the storm. It was discussed to make a "tree cleanup" a yearly (spring) affair. It was mentioned that we will need to financially plan for this in future years. Discussion continued to state that everyone needs to take initiative to clear dead trees from their property for aesthetic and fire mitigation reasons.

**Discussion on Trailers:** Noted that the Covenants limit trailers allowed in Mountain Valley to construction trailers actually doing work. Some residents defended the presence of trailers on their properties. It is clear that the language regarding trailers needs to be "cleaned up" in the Covenants.

**Homeowner Insurance:** David Mitchell mentioned that some carriers are not willing to write new policies in Mountain Valley, but there are still viable options for insurance at this time. It was mentioned that growing fire danger may cause additional problems in the future regarding insuring homes.

**Powerline Issue:** Kenny discussed, at length, a vulnerability regarding potential firefighting needs in Mountain Valley. This vulnerability has to do with the possible failure of the overhead powerline that powers the pump that fills the tank on the hillside above the highest homes in Mountain Valley, which is needed for

fighting fires in Mountain Valley. There is an effort underway to propose (to the City of Aspen) that the overhead lines that service that pump be "undergrounded" (hardened). This discussion occurs between 1:05-1:45 minutes on the Zoom meeting.

## **ADJOURNMENT**

The meeting was adjourned at approximately 6:20 pm.