

Mountain Valley Homeowners Association
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MOUNTAIN VALLEY HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
September 9, 2008

Location: Phyllis & Grafton Smith's Home

Board members present:

Chairman:	Evan Boenning
Vice-Chairman:	Jim Dowley
Vice Chairman:	Grafton Smith
Secretary:	Shae Singer
Landscaping:	Phyllis Smith
Architectural Control:	Richard Haberman
General Board Members:	Charles Hopton David Watson

Meeting was called to order by Evan at 5:30pm.

The purpose of this meeting was to follow up on the Minutes of the August 2008 Annual Meeting. It was passed as a motion to unanimously approve the Minutes, and it was agreed they will be posted on the web site.

Evan thanked Jim for creating a *quarterly meeting schedule* for the Board.

Heather Emrick was introduced as the new Executive Assistant of the Homeowners Assn.

AGENDA:

A. **Update on sealing of road**

Evan discussed a meeting he had with G.R., Brian, Jim and Steven about the chip and sealing of the subdivision's roads. There had been major concern about bicyclists skidding on the gravel. Pitkin County did a good job of sweeping up all the hazardous gravel. The County will copy Evan on a letter from the County Commissioner regarding how they might deal with the final seal coat. Basically, they said they would deal with it but not right away. It all depended on the County's budget.

B. **Holy Cross**

Evan appointed Jim to be the point person on this issue. Along with a sub-committee of his choosing, Jim will re-establish a connection with the utility companies and begin to work on these issues as an entire neighborhood instead of individual to individual.

C. **Landscaping**

On the heels of a recent huge landscaping project, Evan informed the group that when different committees start spending money, Tom van Straaten needs to look over all bills and try to ensure the projected costs fit within the budget. We need to be accountable on our budget and need to know what the costs for projects are going to be. We might have to increase the budget to “increase the quality of life in Mountain Valley,” which may cause a homeowners dues increase.

Phyllis informed that the entrance wall has lost some of its stones, and it needs repair work to raise wall, install cap and relocate the sign letters. She received a bid of \$1,800 to complete electrical work, including lighting, tap and meter.

It was agreed we might wait for trenching of sprinklers ‘til next spring if we can’t get it done this fall.

D. **Architectural Committee**

Richard and his group will put architectural procedures together, establish a fee system for architectural review to put in an escrow account and will report back by the October Quarterly meeting. Procedures will be posted on the web page for all members to see.

E. **Dumpsters**

It was suggested that Mountain Valley should come up with a uniform trash receptacle for the neighborhood, if possible. Trash receptacles were identified as: trash cans, trash receptacles, trash enclosures and dumpsters. Trash containers should be secured, screened, and not on the right of way. Perhaps we could work on the theory of one trash carrier only for Mountain Valley – once or twice a week, rather than several carriers coming in and out of the subdivision all the time. The Board needs to identify all the various problems with trash containers and come up with viable solutions for all homeowners.

F. **Cars parked on street**

Discussions pursued on cars parked on the street overnight. Need to come up with enforcement action. Boulders are being placed to close to the sides of the road. Suggested that boulders should be covered under Architectural guidelines

On a separate note, Shae proposed raising homeowners dues and producing a newsletter to be distributed to homeowners more regularly (perhaps quarterly). If homeowners' fees are raised, it is imperative all homeowners understand what their monies are going to cover. Discussion continued that the best way for a dues increase is to show, through the budget, that our expenses are greater than our income and that these expenses are improving quality in Mountain Valley.

On the overall topic of homeowners and their infractions, Jim suggested we draft a letter to the homeowners, approaching them in a friendly way, and discussing the particular issue(s) followed by constructive solutions to the problems. The idea is to work out these things amicably, and if solutions aren't met in six months or so, we take another approach.

On the various issues of the Homeowners Association, it was agreed we should not deal with renters, but rather individual homeowners!

Final thoughts and notes to Evan:

Evan is to follow up with County on sealing of the roads.

Evan is to complete his package for Common Interest Community documents.

Evan will call Mason & Morse to remove trailer behind Shae's place.

When we begin quarterly meetings, Pam Fox should be included.

Ask Paul what kind of contingency fund we should have. How much should be in the fund?

Ask Paul if the Board can make decisions on their own, or do they have to get agreement from all homeowners?

◆ Meeting adjourned at 7:56pm. ◆