

Mountain Valley Homeowners Association

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www.mountainvalleyhoa.org

MINUTES of
MOUNTAIN VALLEY HOMEOWNERS ASSOCIATION
QUARTERLY BOARD OF DIRECTORS MEETING

January 5, 2009

Location: Pitkin County Library

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

Meeting was called to order by Evan at 6:06 pm.

Agenda

Approve Minutes of 10/8/08 BOD Meeting:

A motion was passed to approve the Minutes of the October, 2008 Mountain Valley Homeowners Association Quarterly Board of Directors meeting.

Finance Report:

In our Treasurer, Tom's, absence, Evan said he talked to Tom, and Tom reported our financial situation is in good shape, and we have good assets. We need to monitor our spending and may need to raise homeowner's dues (perhaps based on an annual cost of living increase). It was discussed that regarding duplexes, each side should pay the full amount as long as they have an equal vote. The added dues from the duplexes will help our financial situation, and we also need to start collecting our past dues.

Landscaping:

Phyllis reported that the lighting project has not been completed and will be put off until spring; entrance is buried with snow.

Architectural Control:

Rich will finalize his documents (“Submittal Document Package”), and it was agreed we will enter them on Mountain Valley’s Homeowners Association web site. Grafton will be the contact person for Architectural Control, and we will adopt Pitkin County’s Construction Management Plan and put a link on our web site to Pitkin County’s web site.

Roads and Streets:

Evan will talk with Bryan Petit regarding the condition of our roads in hopes that it will improve somewhat. He will also discuss that if the HOA decided to clear snow from the entrance, where might we be able to dump it.

Holy Cross:

Jim and the Board discussed at length his correspondence with Holy Cross.

Jim suggested he would get a bid or two from excavating companies for trenching. On behalf of the Board, he will write a letter to the county commissioner to ask them about an east Aspen underground utility district. Charles suggested it’s not fair for the entire subdivision to contribute financially for under-grounding utilities for nine people.

Correspondence to the Board from homeowners:

Evan discussed with the Board the correspondence with Joe LaDou and Bob Steneman regarding Dr. LaDou’s concern about the dumping of snow on his front yard and aspen trees. It was diplomatically handled, and the Board’s conclusion was that there’s not an infraction and there may be a dispute as to what LaDou owns and what Pitkin County owns.

Increase and collection of membership dues:

Jim suggested he will draft a pleasant letter to everyone who is behind on their current homeowners dues. For those homeowners who have not paid for several years, we will ask them to pay immediately, or we will be forced to file a lien on their property as per the covenants and charge an interest penalty on their past dues.

Report on web site:

Heather reported that she, Evan and A.J. worked on restructuring, editing and organizing the Mountain Valley HOA’s web site. It is much more concise, clear and user-friendly. She encouraged everyone to visit the site and see the changes that have been made.

Also the Mountain Valley HOA manual or 3-ring binder has been assembled and will be on hand at all Board and Membership meetings.

Heather also reported she will continue to work on the project of the MV HOA information spreadsheet and will have it put together by the next Quarterly Board meeting in April.

Infractions:

Jim queried the Board whether we should be pro-active or complaint-driven when it comes to rental guidelines. Do we want to re-work the guidelines in the MV HOA By-laws? Or do we want to wait for a complaint and have the County handle it?

New business:

By the next meeting, solicit homeowners for nominations to the Board and ask those candidates to present their agenda regarding their desire to serve on the Board. Present this idea to the homeowners a couple months before the annual meeting. It was agreed we should have varied persons on the Board.

Create a 5-question questionnaire to be emailed to homeowners asking what services they need.

Need to send out a letter to those homeowners who have not replaced their trash containers and to let them know we have come up with solutions and give them addresses of those homeowners who have complied. Charles will draft the letter and Evan, as President of the HOA, will sign it.

Homework assignments:

Evan will speak to Brian Petit of the Roads Department and talk about the snowplowing conditions. And, if the homeowners were to remove snow from the entrance, where could they dump it?

Evan will contact Tom Van Straaten regarding draft budget for next year.

Jim will be writing a “good guy” letter to the people who are late on current dues and a “bad boy” letter for those more than a year behind.

He will also request bids for trenching on Lupine for Holy Cross.

Jim will write an article about the under-grounding process, and he will draft a letter from the Board to the Pitkin County BOCC about forming an east Aspen underground utility district.

Rich will finalize his documents (“Submittal Document Package”) for entry on to the MV HOA web site.

Grafton will contact Aspen Trash and Valley Plowing.

Shae will work on creating a MV HOA newsletter.

After Heather finishes the homeowners information spreadsheet, Charles will draft a letter and survey them about consolidating the trash pickups.

The next quarterly MV HOA Board of Directors meeting is scheduled for April 8, 2009.

◆ Meeting adjourned at 8:45 pm ◆

