

Mountain Valley Homeowners Association
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MOUNTAIN VALLEY HOMEOWNERS ASSOCIATION
QUARTERLY BOARD OF DIRECTORS MEETING
October 8, 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 5:35pm.

In an effort to save paper in the office of our Executive Assistant, Heather, it was agreed that all Board members will bring their own copies of documents to future meetings – documents that have been emailed or sent to them for discussion at those future meetings.

AGENDA:

Approve Minutes of 9/9/08 BOD Meeting:

The purpose of this meeting was to follow up on the September 9, 2008 Board of Directors Meeting. A motion was passed to approve the Minutes of that meeting, and it was agreed the Minutes will be posted on the website.

Per Paul Taddune, Evan informed the Board that the Minutes of the October 7, 2008 Homeowners Meeting can only be approved by the homeowners. They will be put on the website as a “Draft” until the homeowners approve these Minutes at their next Homeowners Meeting (whenever that is determined).

Finance Report:

In our Treasurer, Tom's, absence, Evan said he talked to Tom about raising dues and establishing a “reserve fund.” He read an email he had sent to Tom and Tom's subsequent answers.

Items approved by Tom:

electrical hook up and lighting for the entrance - \$2,000;
capping the entrance walls - \$5,000;
we will not do the water line hookup this year.

Evan proposed forming a committee, headed by Grafton, to re-structure the raising of dues. Shae will assist on that committee, and it was suggested that their subcommittee also include someone from outside the Board – a Mountain Valley homeowner or two.

Jim Dowley and Heather will facilitate the collection of past dues owed.

Landscaping:

Phyllis reported that the gardener, in an effort to begin winterizing, will remove sprinkler heads, blow out sprinkler system and install landscape fabric.

Lights will be installed before the snow flies. Rich offered to find someone to install lights and hang the Mountain Valley signage.

Evan added we should hire a company on an *as needed* basis to remove snow from the front entrance so as not to obstruct the lighting and ruin the landscaping.

Architectural Control:

It was agreed that for any and all construction that is \$5,000 or more, homeowners need to go through an architectural review process. Rich designed a draft document called “Submittal Document Package” to be included in the packet the homeowner receives before construction projects begin. This document will have signature lines for the owner, the contractor/builder, the architect and the architectural review committee. Rich will put this document in its final form and submit it to the Board (perhaps by email) for review.

It was agreed that the Mountain Valley Subdivision Architectural Control Committee fees will be 20% of the actual Pitkin County building permit fees.

It was decided that Heather would be the contact with whom homeowners would email their concerns. She will then direct the concern or issue to the appropriate person. Our webmaster will put her name and contact info into our web site.

Roads and Streets:

Shae suggested Evan call Pitkin County roads and have someone come out and look at the deplorable road conditions before the snow flies.

Colorado Common Ownership Interest Act (CCIOA) or Common Interest Community (CIC):

Evan informed the Board he will add the necessary CCIOA documents to the 3-ring binder that we’re putting together with all the official Mountain Valley documents.

A motion was passed to approve the *Responsible Governance Policies* written and given to the Board by Paul Taddune, subject to his legal review.

Evan said that the web site contains all the necessary documents a seller is required to have to convey his property.

Holy Cross:

Jim reported that he talked to Holy Cross and they would like a letter from Mountain Valley Homeowners requesting that we put together an estimate of under-grounding utilities. They will then come out, survey and present an estimate per homeowner. Jim will write the letter, forward it to Heather to be put on MVHOA letterhead, and Jim will sign and get it out as soon as possible.

Infractions:

The Mountain Valley Infractions and Solutions sheet that was discussed is a compilation of complaints and concerns over the last four years. Jim discussed with the Board how to deal with the various infractions and suggested an approach of ‘compassionate conservatism’. Questions were raised about how to selectively enforce the rules and how to sort out the complaints to make sure they are legitimate. There was discussion about visual pollution vs. physical/safety issues and that these violations might ultimately need to be determined by a mediator. The procedures on which the Board tossed around were to first talk, to secondly send a letter and to thirdly have a mediator intervene.

A motion was unanimously passed to recommend to homeowners that they either have their trash shielded or if that is not a viable option, they will need to get a steel container.

Rentals/Renters:

It was suggested we have an Owner’s Guidelines for Renters.

A specific complaint was made to the Board of Directors regarding rentals and renters. The Board passed a motion to encourage the two parties in conflict - Matt Holstein, Carol Gartsman and their condo association - to have a conversation. If they cannot resolve the issue on their own, they can then again make a formal complaint to Mountain Valley Homeowners Association for resolution. The motion was passed with a six-person vote. Charles Hopton abstained from the vote, and Evan Boenning recused himself.

Jim Dowley will telephone Carol and Matt and make the above suggestions.

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

◆ Meeting adjourned at 8:15pm. ◆