

**Mountain Valley Homeowners Association**

PO Box 11155

Aspen, CO 81612

[www.MountainValleyHOA.com](http://www.MountainValleyHOA.com)

Minutes of

**Board of Directors Quarterly Meeting**

Thursday, November 3, 2011

5:00pm – 8:00pm

Location: Sam Louras' home

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Board members present:

Kandi Shaffran

Todd Shaver

Richard Haberman

Grafton Smith

Sam Louras

Shae Singer

Charles Hopton

Tom van Straaten (by phone)

Board members not present:

Todd Shaver

David Epstein (called, but unavailable)

Legal Counsel present:

Paul Taddune

Meeting called to order at 5:01pm.

**Legal Counsel**

Paul Taddune, attended our meeting to discuss the past, present, and future legalities of our Board procedures for future ratifications and implementations appropriate for all of the Association's documents.

Charlie Hopton moved that the Association's Attorney, Paul Taddune be directed to prepare a "draft" resolution for the Board to review, discuss, and consider at the next Board meeting (December 16, 5pm at Sam Louras' home) for recommendation to the Members of the Association to clarify and ratify the treatment of duplex lots and units as appropriate, as was discussed and voted on at the 2009 annual meeting. And further, that Paul also advise the Board of the various approaches for ratifying and implementing the appropriate amendment to the Association's Organizational documents if necessary. Grafton seconded the motion. The vote was unanimous to proceed. Charles agreed to spearhead this project.

## **Landscaping**

The largest line item on our HOA budget. Grafton walked us through the 2008-to-present plan for the entrance, bus stop and hill. Aside from some hungry underground critters, it looks/looked great! Additional bulbs were planted for Spring color. Three bids were submitted in April for landscaping in the 2012 year. Kandi made a motion to accept the Busy Beavers Gardening proposal. It was seconded by Sam. Motion passed. A contract will be revised with changes and the possible addition of the corner mound on W. Lupine/Mt. Laurel Dr. Kandi, Shae and Sam will proceed.

## **Speed Bumps**

Grafton distributed a lengthy traffic speed report by the County using tracking from the summer. There were no serious speed ranges from the report. We will still contact GR for a traffic calming/electronic flasher for next year.

## **Winter Parking Signs**

There was discussion of a resident on Mt. Laurel Ct. who was placing notes on windshields. We will continue to visit the problem when it's an extreme issue. Otherwise, we will use our Parking Violation notices.

## **Rental Units**

It was decided to post the Rental Restrictions (of Mountain Valley and the County) on the web AND mail them to the homeowners.

Meeting adjourned at 8:06pm

Respectfully submitted by Sam Louras, Secretary