

Mountain Valley Homeowners Association

PO Box 11155

Aspen, CO 81612

www.mountainvalleyhoa.com

MINUTES of

Board of Directors for Mountain Valley Homeowners Association

QUARTERLY MEETING

December 11, 2025

Location: Zoom Video

The Quarterly Mountain Valley Homeowners Association Meeting was called to order by Jesse Hoffman at 1:05 pm.

ATTENDANCE

Quorum was established with Jesse, Will, David, Jayne, Kenny, Bronwyn, Kim, and Debbie present. Evan joined at 1:39pm.

APPROVE MINUTES

Jane Poss asked a few questions about the September 11, 2025, minutes: she asked about building permits for Grafton Smith's old property and addresses concerns about construction parking on dangerous corner, parking by Kelly's house, cleaning up the entry way and planting more drought resistant plants to beautify that area. Bronwyn motions to approve, David seconds. All Approved.

POWERLINE UPDATE – WILL DOLAN

Will shared Adam Rothbergs notes with Board. Important thing to convey is the securing of easements has taken much longer than hoped but we're very close, with final CDOT approval pending. Meeting with Paul Taddune next week to go over HOA procedure in the event additional powerline project funding is required. Will proposes Adam Rothberg give ongoing powerline project updates and asks the Board their thoughts. Discussion on how many bids Adam will be getting for the remaining work. Will suggests homeowner powerline project update to be sent out before the yearly HOA assessments are requested. All agree on this. There's a strong chance that we'll need to raise the assessment, so we want to be perfectly clear on the procedure and timing of this process. Kenny compliments and supports Will's work and plan to move forward. Bronwyn proposes asking government entities to pitch in on the project; Kenny notes the City of Aspen contributed money and we're hopeful Pitkin County will contribute once we have final numbers. David agrees to research potential grant money given the recent lawsuits against public utility companies. Kenny notes there may be some discretionary funds available via the recent fire department tax increases.

TREASURER'S REPORT

Accounts are healthy, no major updates to report.

2026 DUES AND SPECIAL ASSESSMENTS

No updates, statements will be sent out soon.

ARCHITECTURAL REPORT

604 Mountain Laurel will be demoed soon. Jane inquired about fencing on the right side of Mountain Valley entrance; no one knows what it's for.

LANDSCAPING REPORT

No updates.

ADDITIONAL BUSINESS

None.

Meeting adjourned 2:00 pm.