

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, 5 2014

Location: Anne Boenning's home – 185 East Lupine Dr.

The Quarterly Mountain Valley Homeowners Association Meeting was called to order by Evan Boenning at 4:30 pm at Anne Boenning's Home on December 5, 2014.

ATTENDANCE

There were 5 homeowners present, established quorum: Anne Boenning, Holly Willson, Kenny Smith, Kim Coates, Bronwyn Bates, Shae Singer and David Epstein by phone.

REVIEW OF MINUTES FROM MEETING, September 14, 2014 - Evan made a motion to approve the minutes from the September 14, 2014 Quarterly Meeting; approved by all members in attendance.

FOLLOW UP ITEMS FROM ANNUAL MEETING

Evan reviewed with Bronwyn and David Epstein on easement and water tank that will be going in

- final word is that tank will go from 19 minutes of water to fight a fire to 2 hours of water
- not sure who will pay for it
- Steneman (lot #106) property has access through Mountain Valley roads. Property has easement.
- Will be interesting to see how access is established.

ARCHITECTURAL REVIEW

- Highway 82 Project - The subject property is proposing an architectural addition to the existing home; however, the adjacent homeowners are unhappy with the proposed change and layout of where the new addition to the existing home is to be built and new homeowners aren't willing to adjust the layout or provide a compromise to the design(s).
 - as a committee, think it's now out of our hands as to the rights of the new owners to build in the area they have selected. The previous Owner of the property had received prior approvals, as did the adjacent owners, to build in close proximity to Highway 82.
 - The County will review this precedent accordingly.
 - A meeting was held December 2nd with lawyers and homeowners (amongst themselves) as to how to reach an amicable agreement.
 - The architectural review board has reviewed the proposed plans, and will review the plans again if and when the County approves an allowable building envelope. The committee listened, was proactive, reviewed the facts, and encouraged communication.

- Winnerman property – Seemingly clear evidence of clear-cutting of existing foliage on the subject property, with no permit nor approval by the County, and no submission or approval by the HOA
 - The only documentation that has been presented to the Architectural Review Board was an informal, basic, simplistic, schematic design, and no formal approval given.
 - The established process is to submit any proposed site or building modifications to the Architectural Review Board prior to proceeding with work or proceeding with any County submissions.
 - WE have upset neighbors and homeowners due to the amount of insensitive landscape work that was done without any approvals. The County has been notified.

- The Rambo project –
 - We have no recorded telephone number or contact. Contacted County but nothing on record
 - We need a representative to visit the property and find out from superintendent the contact information.
 - The HOA and the Architectural Review Board should have on record plans, permit numbers, contractor name, owner contact, etc.
 - Shae to call Carrington Brown and meet to go up together
 - Fred Soyka, accountant, holds deposit on project

- Block Home – finished property
 - Showing on financials, still holding money in escrow
 - Need copy of CO to get money back

TREASURER’S REPORT - Jane Moy

- Fred to send out copy of treasurer’s report in advance (to everyone on board)
- Everyone has paid dues, one person has \$25 credit.
- Budgeted figure was figure adopted in budget. 128-132 homes, each \$200 dues
- Dues are payable as soon as received. If not paid by April 1st, \$25 late fee is added. Additional late fees, July 1st, October 1st and January 1st.
- In the black almost \$7,000. Continuing to grow reserves. Some expenses for example don’t get billed until end of year so we’ll be very close to budget on Personnel. Legal not close.
- Fred to also attach general ledger. Should have a record of every check that’s been written. Jane Moy to relay to Fred Soyka.
- Jane to send budget for next year (similar to this year and previous year), adjustments to insurance (which is quite a bit less).
- Insurance dropped from \$2,500 to \$600. Overall budget to come down slightly in insurance to \$750 for slight pad.
- Busy Beavers on track at same price? Jane Moy to ask Susan Randel if Busy Beavers is the same price for 2015

OLD BUSINESSES:

- Wildfire Assessment – long term plan the City and County will be working on
- Dog clean-up is excellent
- Speed bumps picked up now that snow plowing is underway
- Dues statements going out first of the year
- Proxy going to Paul Taddune
- Dues Status Request form – don't need to sign off with title company. \$100 fee that title co collects from seller. Goes to Fred to make sure no outstanding bills, he's required to do this.

NEW BUSINESS:

- Parking – Winnerman property – there appears to be no organization, multiple overnight storage on the street, and other seemingly improper functions. Shae has been responding saying if they're showing up for an hour or two it's OK if they're parked overnight and an excessive amount, it's not OK – 11 cars overnight. The area cut out which holds 3 cars not deep enough – cars stick out, taking up a lane of the road. Emailed Lori Winnerman. Individual write a note that says "no overnight parking". Michelle Bodner – 7-10 cars parked at the Rising Sun. Evan to call Ruth Kruger and McCartney.
- There is a rule about how many animals you can have – rule is 3 dogs. There is a home that has 5 dogs, 2 of them are small, bark a lot. What to do? Kim Coates to call Lori Crown, owner of property that leases to tenants that have 5 dogs.
- A neighborhood Backflow device is being stored in the Johnston residence's crawl space (195 E. Lupine Dr.)

ADJOURNMENT

Next Meeting March 5th. June 4th tentative meeting date needs to be sent out 30 days in advance. Meeting 2nd Thursday in July – July 9th.

Evan motions for adjourn, Ken seconds.