

**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 6, 2016

Location: Holly Willson's Home (138 West Lupine Drive)

The Quarterly Mountain Valley Homeowners Association Meeting was called to order by Evan Boenning at 4:45 pm at Holly Willson's Home on December 6, 2016.

**ATTENDANCE**

Quorum established. Evan Boenning, Holly Willson, AnneAdare Wood, Don Wrigley, Kim Coates, David Epstein and Kenny Smith present. Also present, Shae Singer to report on landscaping.

**REVIEW OF MINUTES**

Minutes approved for September 22, 2016 Quarterly Meeting. Minutes approved.

**FINANCIAL REPORT – Evan Boenning**

Most line items will remain the same with the exception of a proposed raise of landscaping item to meet the needs of new projects. There was unanimous support for this change.

**LANDSCAPING REPORT – Shae Singer**

We have switched our landscaping company to Runaway Shovel for the upcoming year. We will be working on a "line item" style contract to set expectations for the scope of work.

**ENTRANCE LIGHTS AND PAINTING – Evan Boenning**

The project for entrance lights and painting of the letters went very well and all are pleased with the results. The lights should last several years. Letters may need to be repainted every few years.

## **ARCHITECTURAL REPORT – KIM COATES**

No new major projects have been introduced since the last meeting. Shae proposed an e-mail asking residents to be aware and considerate of exterior lights that may be directed at a neighbor's house.

## **NEW BUSINESS**

Shae Singer asked about a dues increase to fortify our reserve to meet the financial demand of a major incident (water main break, etc.). Shae mentioned that Paul Taddune had previously suggested a way to increase dues minimally that may not require a vote of the entire HOA. The increase would be a cost of living increase and say not to exceed \$50 as deemed by the Board of Directors on a yearly basis. It's a way to increase our reserve and be ready in case something comes up. The Board thought this was a great idea and something to be pursued with Paul Taddune. Evan will follow up with this and report at the next Board Meeting.

## **OTHER BUSINESS**

Evan reiterated that he wishes for this to be his final term as HOA president.

## **NEXT MEETING**

The next meeting is scheduled for March 9, 2017 at 4:30 pm. Location to be determined.

Meeting adjourned at 6:00 pm.