

Mountain Valley Homeowners Association

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www.mountainvalleyhoa.com

MINUTES of

Board of Directors for Mountain Valley Homeowners Association

QUARTERLY MEETING

December 9, 2021

Location: Online Zoom Meeting

The Quarterly Mountain Valley Homeowners Association Meeting was called to order by Evan Boenning at 4:47pm via online Zoom Meeting.

ATTENDANCE

Quorum established. Kenny Smith, Evan Boenning, Debbie Fields, Kevin Moran, David Epstein, Deborah Tomlinson, Kim Coates, Kellie Carlson, and Bronwyn Bateman attending.

UPDATE ON UNDERGROUNDING UTILITY WIRES: Kenny Smith

Continuing to press forward for a spring 2022 start. Recent meetings with Libby Cowling, and two more meetings to be held next week. Monday Libby will discuss easements with specific homeowners, and Tuesday a Zoom call will be held with Libby and Shawn Binion (SGM) to further discuss easements, and also continue to study the viability of combining phase 1 and 2 for a spring 2022 start. It was reiterated that the overall time-frame for the project (all phases) should be kept under 3 years, and that a shorter time-frame is preferred by all. Libby is to have "preliminary" plan for phase 2 done within 2 weeks.

TREASURERS REPORT: Evan Boenning

The transfer of accounting responsibilities has occurred from Fred Soyka to Jackie Tracy. Jackie to be given "signing privileges" at Timberline Bank this week. Profit and Loss and Balance Sheet look good. Noted that we had \$4,351 in charges for the Block Party in 2021. Although this was a big success, the Board proposed to lower the budget for that item to \$2,500 for 2022. Kenny pointed out a new Profit and Loss line item for the "Non-Owner Utility Improvements". This is the first account created to hold funds for the Power Line Project. Other Board members noted the importance of clear accounting for this project, and proper separation of funds (Project funds from General HOA funds). Kenny agreed to work with Jackie to be sure that the proper accounts are compiled for this purpose. Evan proposed a \$500 bonus to Susan for all her

hard work this year, especially due to the Power Line Proposal. The Board unanimously approved this idea.

LANDSCAPE REPORT

Good finish to the season. Board in favor of continuing with current vendor.

ARCHITECTURAL REPORT

No discussion.

NEW BUSINESS

-Presentation of possible language to be used in the yearly letter to request dues and Special Assessment charges for 2022. After much discussion the Board decided to construct the letter to ask Owners for payment by January 31st, with mention of 5% interest to accrue for late payments (but not to specifically note the 3/31 date as the onset of late payments). The spirit of this course of action is to encourage timely payments, while allowing time to work with all owners to navigate the increase in monies due this year. Evan, as always, will be working with all owners to help them through the process. Fees due this year are \$200/ single-family-home (or 1/2 duplex), and \$1,500 Special Assessment for each single-family-home (or 1/2 duplex). This should be paid with one check with proper accounting (placing \$200 in the general fund, and \$1,500 in the Utility Project Fund). After January 31st, a reminder letter will be sent to owners who have not yet paid, possibly with additional information regarding the accrual of interest fees (per the Resolution).

-Quakers Garage Proposal. A land-use application has been submitted to Pitkin County by the Quakers Condo Assn (2 duplex's at 449 Mountain Laurel Drive. Evan is one of the owners at this property). The application will need to be granted to move forward. The proposed garages will serve to move parked vehicles further from the Pitkin County ROW, and should create a safer parking situation for those homeowners. Similar types of garages have been built in the subdivision. It was proposed to submit a short letter of support for the project. All agreed. There is currently a Public Notice posted at the site, and anyone may review the project documents and comment.

-Pacaso. At least one Mountain Valley homeowner has engaged the Board regarding a new company, Pacaso that has established a "LLC model" that has purchased properties in Aspen (and many other communities). Kim expressed further knowledge of this concept, and added that, under current regulations, there seems to be nothing "illegal" about this type of membership model. This spurred wider discussion about "Short Term Rentals" in Mountain Valley. The

Board agreed that STR's do, in fact, occur in Mountain Valley, and that they, at times, do create some tension. That being said, the Board feels the situation is manageable, but does need to be closely monitored, as there is a possibility for this market to grow in the near future. For further discussion at future meetings.

Meeting adjourned at 6:15pm. Happy Holidays All!