

Mountain Valley Homeowners Association

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MINUTES of

Board of Directors for Mountain Valley Homeowners Association

QUARTERLY MEETING

March 14, 2024

Location: Kim Coates Home + ZOOM online

The Quarterly Mountain Valley Homeowners Association Meeting was called to order by Evan Boenning at 4:55 pm.

ATTENDANCE

Quorum was established with Kenny Smith, Evan Boenning, Kim Coates, Debbi Fields, Deborah Tomlinson, and Will Dolan present. Bronwyn Bateman, and David Epstein attended via Zoom. Jayne Poss also attended the meeting.

APPROVE MINUTES

Reviewed and approved minutes from December 14, 2023 Quarterly Board Meeting. Unanimously approved.

LANDSCAPING REPORT

Evan thanked Deb Fields and Debbie Tomlinson for leading the landscaping committee. About \$15K to work with for plants and maintenance, partly through the general dues increase from \$200 to \$300. There was discussion about complaints (from homeowners) about the appearance of the entry to the subdivision. This unsightliness can be blamed on the fact that Comcast has yet to finish their work on phase 1 of the Powerline Project. Hopefully resolved by end of April. Additional discussion about a volunteer community "work day", as had been done in the past.

FINANCIAL REVIEW

Profit & Loss and Balance Sheet briefly reviewed. \$800K of \$1.2 drawn on powerline LOC so far.

ANNUAL DUES & SPECIAL ASSESSMENT UPDATE

Most 2024 dues have been received. Evan is working on about 8 that remain outstanding. No serious issues here.

UPDATE ON POWERLINE PROJECT

Will Dolan provided update. An important decision has been made by the Powerline Committee to propose to the Board to combine phase 2 and 3 for several reasons:

- Because we were only able to get one bid for phase 2 work, which was high, and we could not move forward without a competing bid (for phase 2). It would not be fiduciarly responsible to move forward with only one bid. Noted that we reached out to 8-10 (est.) contractors to bid phase 2, and worked very hard to get multiple bids, but only got 1.
- Because it is going to be very important to have a clear financial number to finish the project (not just to finish phase 2).
- General contractors have shown more interest in bidding a larger project, with more lead time.
- There needs to be a clear decision made as to where, exactly, to "end" our project (physically, where will our underground project stop.) This opens a fair amount of discussion, which will need to be decided to finalize project cost estimates
- Comcast is the reason that phase 1 is not yet finished, and will need to be better managed in the combined phase 2 and 3 of the project. Comcast has been very difficult to manage...
- Kenny spoke on the fact that we need to make a motion, as a Board, to clarify the proposed path forward (combining phases 2 and 3.)
- General construction cost inflation will affect the overall final cost of the project.
- A motion was made for the Board to approve the plan to combine phases 2 and 3 of the project, with "planning work" to continue through this summer, but no new excavation work to commence this summer. Planning and bid submission work to continue through 2024, with planned resumption of the excavation work in spring of 2025.

ARCHITECTURAL REPORT

At least one remodel being planned. No other major projects to discuss.

DATE AND TIME FOR ANNUAL MEETING

Second Thursday of July. July 11th, 4-6 pm. To be conducted via ZOOM.

CHIPPING PROGRAM

Evan to reach out to County again to ask to be included in this year's program, hopefully financed by the County.

NEW BOARD MEMER

Jayne Poss was nominated and elected as a new board member.

PRESIDENT

As had been previously proposed, there was a motion to elect Jesse Hoffman as the new president. Motion passed and Jesse was elected president. Huge thanks to Evan Boenning for serving in this role for so many years.

Meeting adjourned at 6:53 pm.