

Mountain Valley Homeowners Association

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www.mountainvalleyhoa.com

MINUTES of Board of Directors for Mountain Valley Homeowners Association QUARTERLY MEETING

March 17, 2022

Location: Jessie Hoffman's home (281 Mountain Laurel Drive) + ZOOM online

The Quarterly Mountain Valley Homeowners Association Meeting was called to order by Evan Boenning at 3:50 pm.

ATTENDANCE

Quorum established. Evan Boenning, Kenny Smith, David Epstein, Jesse Hoffman, Kellie Carlson, Deborah Tomlinson, Kim Coates, and Bronwyn Bateman via ZOOM.

APPROVE MINUTES

Reviewed and approved minutes from September 16, 2021 and December 9, 2021 Quarterly Board Meetings.

TREASURERS REPORT: Evan Boenning

Very good progress on the collection of 2022 Dues and Special Assessments. All parties have agreed to pay with only 5 that have yet to actually make their payments. Although the Special Assessment funds have been coming in, they have not been properly "line-itemed" on the Profit & Loss and Balance Sheet. This should be completed very soon.

ARCHITECTURAL REPORT

Deb Tomlinson mentioned that she is nearly done with her remodel project, and she requested the return of the \$10,000 landscaping escrow money that the HOA has been holding. She has received the CO for her project and the Board unanimously agreed to refund these escrow funds. The Board has also agreed that there is a lack of continuity in this process. This has been an ongoing loose end for the HOA. It was proposed that we finalize our policy on fees paid for remodels and rebuilds as well as landscaping escrow deposits. A timeline was proposed that we finalize our ongoing policy with two more quarterly meetings.

LANDSCAPE REPORT

Evan reported that "Mr. Fix" has been evaluating the problem with the non-functional lights on the left-side sign at the entrance of MV. An electrician has taken a look and determined that this should be addressed after all of the snow melts. He sent us a bill for making this determination.

UPDATE ON POWER LINE BURIAL PROJECT: Kenny Smith

- There has been great progress on moving towards beginning the work on Phase 1 this spring. Much work has been put in by Libby, Will, Kevin, Evan, Steve, and Kenny, in pushing various aspects forward. SGM finally got the final "construction plan" done, and Kevin and Will have pushed this out to 4-5 contractors to officially "bid" on the job. We are waiting for those bids to come in.
- Easement agreements have been signed by 2 affected parties.
- There remains a "sticking point" on the easement agreement that is needed to be signed by Adam Rothberg, owner of first house on the left at the entrance of the subdivision. There is currently a lack of agreement of specific routing of the underground lines near his property line, and all parties are working together to reach a solution.
- There is also an unsettled issue about replacing the trees that will have to be removed from the Rothberg property through this process. The Board has sent Adam an email making a good-faith commitment to return the property to the condition it is in before the work starts. It is unclear if additional specific guarantees will need to be created. TBD.
- Pushing hard for a May start to this project.

NEW BUSINESS

Bronwyn proposed a memorial of some type be created for our recently passed member of our community, Suzy Gordy. This would also serve to thank David for his years of pro bono work in advising our HOA. The area on the hill near the bus stop was proposed as a possible location, perhaps for a bench that could be used for residents waiting for the bus. Kim and David volunteered to investigate the feasibility of this location. David added that, perhaps, other names could be added to this memorial in the future, as appropriate.

Meeting adjourned at 6:10pm.