

Mountain Valley Homeowners Association

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MINUTES of
Board of Directors for Mountain Valley Homeowners Association
QUARTERLY MEETING
March 18, 2021
Location: Online Zoom Meeting

The Quarterly Mountain Valley Homeowners Association Meeting was called to order by Evan Boenning at 5:12 pm via online Zoom Meeting.

ATTENDANCE

Quorum established. Evan Boenning, Kenny Smith, Kim Coates, Deborah Tomlinson, David Epstein, Bronwyn Bateman, and Don Wrigley attending.

REVIEW OF MINUTES

Minutes for the December 10, 2020 Quarterly Meeting were reviewed and unanimously approved.

TREASURERS REPORT

Financials for the period ending December 31, 2020 were reviewed and approved.

LANDSCAPE COMMITTEE

Kandi is willing to lead this committee again for the upcoming summer. Noted that we should be sure to invite her to the June Board meeting.

ARCHITECTURAL COMMITTEE

Continued discussion on the role of this committee. Evan stated that he feels that the HOA involvement in overseeing new development in Mountain Valley creates conflict deflection and a proactive tool to prevent problems. Kenny stated that it seems a bit redundant since the County has final word on code compliance, etc. and it is very strict on such things as tree replacement, FAR allowances, etc. Everyone seems to agree that an architectural committee can serve a very good purpose, but we need to clarify its role and responsibilities.

OLD BUSINESS:

SPRING CLEANUP

Evan will be getting bids to bring in a tree company to do a "spring tree-chipping project" like we did last year. Proposed for June. Mention was made of "topping" some trees that may be impeding the views in Mountain Valley. They should be handled on a neighbor to neighbor basis.

TRASH CARRIERS

Discussion was revisited about trying to limit the number of trash companies working in Mountain Valley to limit truck traffic and noise. This may be difficult to centralize as individuals have unique needs etc. To be continued.

TRAILERS IN MOUNTAIN VALLEY

The group thanked Evan for having personally requested removal of certain trailers in Mountain Valley. He has had great success in reaching out to owners on a personal level to get compliance with trailer removal. We hope to continue to use a "soft approach" in this regard.

FIRE SAFETY/WATER SERVICE

Kenny provided an update here. He has been working with Holy Cross and private homeowners on the project to bury the overhead power lines that present a fire-safety liability. He has met with resistance by the City of Aspen, who does not seem interested in contributing (financially) to a solution to this life-safety liability. He will continue to push forward on the project. Don, David, and Bronwyn suggested the possibility of increasing the "push" on this project, perhaps seeking advice from legal counsel with experience with "utility projects". Kenny will provide an update at the next meeting. Evan offered to ask Parker at Aspen Fire for his feelings on this project.

NEW BUSINESS:

SHORT TERM RENTALS

There was discussion on the possible increase in short-term rentals in Mountain Valley, associated with recent real estate conditions. Kenny made a motion that perhaps we should, as an HOA, draft a friendly "reminder letter" touching on points regarding rental regulations, before this summer season. All agreed it was a good idea.

ANNUAL MEETING

The Board agreed that the 2021 annual meeting will be conducted via Zoom, as there was very good participation at the 2020 Zoom meeting. Kenny will set this up.

HOA RESERVE FUND

There was a discussion that the HOA should strive to accumulate a more robust reserve fund, to be available for major projects, etc. A strong reserve can be crucial to deal with unforeseen costs, etc. It is the hope not to have to do this through an increase in yearly dues. Kenny proposed that it would be a good idea to create a nominal fee to be assessed during the transfer (sale) of any Mountain Valley property, to help this HOA reserve fund. A motion was made to ask Paul Taddune about this possibility. That motion was passed.

Meeting was adjourned at 6:30 pm.