

Mountain Valley Homeowners Association

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www.mountainvalleyhoa.com

MINUTES of
Board of Directors for Mountain Valley Homeowners Association
QUARTERLY MEETING
March 19, 2026
Location: Zoom Video

The Quarterly Mountain Valley Homeowners Association Meeting was called to order by Jesse Hoffman at 4:47pm.

ATTENDANCE

Quorum was established with Jesse, Will, David, Jayne, Kenny, Bronwyn, Kim, Debbi, and Evan, via ZOOM.

APPROVE MINUTES

Minutes from December 11, 2025 meeting approved unanimously.

POWER LINE PROJECT UPDATE

Adam walked through the project with Lumens & Comcast. They gave approximations of expenses. Should be pretty close to their estimate. Cost that has gone up the most is asphalt is and there's a lot of asphalt involved on Phase 3 (specifically related to the CDOT section). All asphalt is supplied by the same source, so that cost wouldn't vary much by multiple bids. We have received multiple bids so far. Waiting for a few more and giving contractors 2nd chance to be more competitive. Miller Electric is the only bid for electric because he does all the city and county work, doesn't charge for materials and is consistently the most competitive. Also, Miller performed the electrical on Phase 1, so he is familiar with project. Adam penciled in a 15% contingency for the budget, but he feels confident we won't even need that because the costs are relatively fixed due to the nature of the project. We want to make sure we only have to propose an increase of special dues one more time, no more. Will proposes that we get at least one more electrical bid, but it may be tough given most electricians do not specialize in this type of work. There will be 3 more excavation bids coming soon. A few of the bids have already differed by almost \$600k. Will asks if we submit for permit because it may take a long time, but we haven't secured additional funding yet. Adam says we should buy a bond vs. deposit to the county. He also suggests we submit the permit so

we know the cost, then we can act accordingly based on how the annual meeting goes and whether or not the HOA approves additional funding. The permit is good for a year. Realistically, we won't have an answer until after our annual meeting which means we won't start digging until next spring (2027) given the digging season. Permit queue is always ambiguous, but our permit is pretty simple compared to most permits they receive. Adam also thinks he could potentially push the county to approve it faster given that it's a not-for-profit, fire safety project. Ideally, the whole project could take 3.5 – 5 months to complete. The board could go to the HOA with a Special Meeting and if given approval, we could theoretically start this summer. Will asks if we should go forward with a Special Meeting or wait until the annual meeting. Multiple board members suggest Adam apply for the permit so we can find out if there are any red flags. Kenny notes there could be 2 options for homeowners: 1. Homeowner can pay a lump sum or 2. Pay it off over time like a normal loan. Kenny makes a motion to give Adam permission to submit the permit for both Phase 2 & 3. Will 2nds, no objections. Motion passed. Adam will submit what he has now and supplement a couple small changes that are coming from SGM. All easements have been secured. The board debates the timing of contracts and potential cost increases if we wait until 2027. Will is going to ask Adam the follow-up questions. Will proposes sending out an update but not calling a Special Meeting because so many people don't show up to the annual meetings, there's a good chance they wouldn't show up to a Special Meeting. Debbi proposes a Special Meeting because the homeowners want it done, and we have information that should be passed along ASAP. We need 67% approval of the entire HOA to pass additional funding. Paul Taddune proposed a special discussion meeting so the board can present the information to the HOA and answer any questions, but it doesn't have to be a vote – it could be helpful to have different representatives (Fire Chief, Holy Cross, Insurance Broker) on the call to explain the benefits. Once we have updated information on bids and bank information we can call a special information meeting. Then, we can have another Special Meeting to vote on the additional funding. Multiple board members ask if homeowners could sign a proxy form digitally. Jesse will ask Paul Taddune about electronic forms. Will will follow up with Adam about final numbers and information, then he will coordinate with Jesse to make it presentable to the homeowners. Then Jesse and Will will go to the bank to discuss. Kenny proposes assigning a few homes to each board member to make sure they're aware of the meetings.

TREASURERS REPORT

Operating account is much larger than the Powerline account, it should most likely be the opposite. Jesse confirmed with Jackie Tracy that once all assessments are received, she transfers the special assessment funds over to the Powerline account.

2026 ANNUAL MEETING DATE

Confirm July 9th, 2026. (2nd Thursday of July)

2026 ANNUAL DUES & SPECIAL ASSESSMENT A/R UPDATE & ONLINE PAYMENT SYSTEM

A few homeowners still haven't paid their dues, Jesse & Susan are following up with them.

ARCHITECTURAL REPORT

No major updates. Two projects have started in the neighborhood. A few neighbors have complained about the construction starting before 8am – Mountain Valley rules state construction is allowed 8am – 5pm. Jesse notes the Architectural Committee seems to have been abandoned; he encourages board members to consider getting involved again to stay on top of the relevant construction / design issues.

LANDSCAPING REPORT

No major updates. Jesse notes the current drought conditions and suggests the HOA save water and money by not planting more annuals; other board members suggest planting only perennials or even xeriscaping sections of the gardens.

Meeting adjourned at 6:50pm.