

Mountain Valley Homeowners Association
PO Box 11155
Aspen, CO 81612
www.MountainValleyHOA.com

Minutes of
Board of Directors Informal Meeting
Thursday, March 24, 2011
4:30pm – 6:30pm
Location: Sam Louras' home

Board members present:

Kandi Shaffran	Sam Louras
Todd Shaver	Shae Singer
David Epstein	Grafton Smith
Tom van Straaten	

Meeting called to order at 4:30pm.

REVIEW COMMERCIAL USE DEFINITION

The Board reviewed and adopted the definition of the terms for "commercial use," as it pertains to the Mountain Valley subdivision. It follows the County definition. It was unanimously approved. Because it does follow the County definition, it is a legal change and does not require a resident vote (according to Paul Taddune & Carrington Brown).

118 LUPINE

The County Attorney sent a letter to the owner informing them that this use was in violation of the county land use and to cease the commercial use. The Board sent two letters to the owner regarding the illegal use of the residence. There has been no response. The Board unanimously voted to continue to work with the County to enforce the cease order.

REOCCURRING ISSUES IN MONTAIN VALLEY NEIGHBORHOOD

It seems that most of the reoccurring problems are from renters and visitors. The Board voted to create a short list of the top violations and how to resolve them. This list will be sent to all homeowners with instructions to attach to rental leases. It will also be sent to property management and realtors so they are aware of these and can inform potential renters and buyers before they move into the area.

LATE FEES – DUES ASSESSMENTS

We have 5 properties with outstanding late fees. Todd will contact owners.

LANDSCAPING

There have been 3 inquiries to date. Proposals will be accepted and work to commence on May 1st. Additional areas included adding boulders to the fake rock and additional planting on hill at the corner of Mountain Laurel and West Lupine.

SPRING CLEANUP

Spring cleanup will be April 30th, weather permitting. Volunteers will meet at the bus stop and walk through neighborhood picking up trash, removing dead or broken limbs from trees etc. Refreshments will be served.

QUARTERLY NEWSLETTER

Kandi volunteered to write this up and highlight a couple of our homeowners.

HOMEOWNERS ANNUAL MEETING

Our 2011 meeting is scheduled for July 7th. Pizza will be served.

Meeting adjourned to order at 6:30pm.