

Mountain Valley Homeowners Association
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MINUTES of
MOUNTAIN VALLEY HOMEOWNERS ASSOCIATION
QUARTERLY BOARD OF DIRECTORS MEETING

April 8, 2009

Location: Evan Boenning's office – Morris & Fyrwald

Board members present:

Chairman:	Evan Boenning
Vice-Chairman:	Jim Dowley
Vice Chairman:	Grafton Smith
Secretary:	Shae Singer
Architectural Control:	Richard Haberman
General Board Members:	David Watson

Meeting was called to order by Evan at 5:33pm

Agenda

Discussion about a non-agenda item: Holland House. Columbine Landscaping to do the job creating their driveway retaining wall. Evan Boenning did not want the Board to take a position on it but was worried about the aesthetics of it. Richard Haberman expressed a concern there was not going to be a solution to solving the driveway problem.

I. Approve Minutes of 1/5/09 BOD Meeting:

Grafton Smith made a motion to approve the Minutes of the Mountain Valley Homeowners Association Quarterly Board meeting held on 1/5/09, and Shae Singer seconded it – with the motion passing unanimously.

II. Committee Reports:

A. Finance Report - Evan:

Evan gave the finance report via Tom van Straaten's (Treasurer) notes. We reviewed and approved the projected budget for 2009/2010. In the review of the budget Jim Dowley made a motion which was seconded by Evan that we need to put a dues increase before the homeowners at the annual meeting of \$200 per authorized unit in the subdivision. There are 106 lots in the subdivision; there are 28 duplex lots in the subdivision – which results in 134 authorized dwelling units. At \$200 per unit, this will result in income of \$26,800. Motion was approved unanimously.

B. Landscaping Report – Jim and Evan:

Discussed the need for a predictable expense on landscaping and that given the potential Grafton and Phyllis may not be around that we should get a contract with a landscaping company for the HOA. Jim proposed a contract from Patchwork to handle all the landscaping, cleanup and sprinkler costs for the HOA at a maximum seasonable cost of \$5,250 for the entire season (May 1 – October 31). With respect to water issues, we would waive the dues for Bill Sens and Si Kelly. They own the two houses at the entrance to the subdivision, and we currently pull our water from their lots for irrigation. Shae said we should require that Patchwork consult with Phyllis so that we would have continuity about what was going on with the landscaping. David Watson and Jim commented that they have used Patchwork for their landscaping. Jim made a motion that we hire Patchwork, they consult with Phyllis for continuity and that we waive the dues for Bill and Si. David seconded it and it passed unanimously.

C. Roads and Streets - Evan:

Evan commented on the fact that we had excellent snow removal, that the County had taken care of the brush hanging into the streets and that we were generally happy with the condition of the roads and streets.

D. Holy Cross – Jim:

Jim reported that we have completed the excavation bid and that the cost of excavation (as well as previous costs communicated to us by Holy Cross) of undergrounding the utilities in the subdivision come in at over \$500,000. Jim's recommendation - agreed on by the Board - was that we now refer this program to the County Board of Commissioners to look into methods that the County may take to underground the utilities east of the Roaring Fork River. Jim will talk to Joel Towbin and inform him of the current state of the underground program. Grafton made a motion to drop the Board's action to work on undergrounding the utilities. Shae seconded it. The vote was five in favor and one abstention.

E. Correspondence to the Board - Evan:

Evan had received a request to the Board to film the Cougars movie at Dale Hower's house at 190 W. Lupine Drive. Shae had prepared conditions that she felt needed to be met before we would allow them to film the movie in the neighborhood. There was much discussion allowing a commercial activity in the subdivision. Jim read the section for the HOA regulations regarding commercial activities and made a motion that we deny the request on the fact that they did not comply with the HOA regulations. David seconded it. The motion passed five to one with Evan as the sole declining vote.

F. Increase and collection of membership dues:

It was reported that outstanding dues had been reduced to \$1,637.50 and that only seven homeowners were currently in arrears – all of whom will be contacted by phone from Jim and that Evan will help with providing phone numbers.

III. New business:

Jim reported that the letters regarding garbage cans will go out in the mail as soon as possible.

It was decided that the annual meeting will be held on July 8 in order to get a great level of participation – as most of the second homeowners are here in the summer. It was agreed we will send a letter inviting everyone to the meeting - as well as soliciting additional candidates to the Board. We will add to the invitation a question about rent giving examples of different types and issues that have developed. Evan will check with Tom Van Straaten as to whether his home is available for the pot luck.

Richard brought up the fact that the Alpern house at 118 E. Lupine Drive is being used as a commercial lodge. The home is being marketed on a web site in England with the question as to whether this constitutes a commercial activity. The home is being marketed on the ID #IGLUSKI Chalet Lupine, Aspen, CO USA with a holiday ID #21399568. Evan agreed to look into this and perhaps consult Paul Taddune.

Shae wants to install plastic speed bumps at the corner between her property and the Mars property. We would need to have County permission from Brian Petit, proper signage and confirmation that it's done legally.

IV. Homework assignments:

None.

◆ Meeting adjourned at 8:30pm ◆