

Mountain Valley Homeowners Association

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MINUTES of
Board of Directors for Mountain Valley Homeowners Association
QUARTERLY MEETING
May 18, 2017
Location: Kenny Smith's Home (309 Mountain Laurel Drive)

The Quarterly Mountain Valley Homeowners Association Meeting was called to order by Evan Boenning at 4:45 pm at Bronwyn Bateman's Home on March 9, 2017.

ATTENDANCE

Quorum established. Kenny Smith, Evan Boenning, Bronwyn Bateman, AnneAdare Wood, Don Wrigley, Kim Coates, David Epstein (by phone).

REVIEW OF MINUTES

Minutes reviewed for March 9, 2017 Quarterly Meeting. Minutes approved.

FINANCIAL REPORT – Evan Boenning

All annual dues have been paid in full. No additional new information to report. Fred Soyka will be preparing updated P&L as well as Balance Sheet and Budget Reports prior to the annual HOA meeting in July.

LANDSCAPING REPORT

HOA is awaiting contract from new provider, Runaway Shovel. Entrance looks great with new lighting and sign painting.

ARCHITECTURAL REPORT

There are no new submissions at this time. Should be noted that 5-6 properties have traded in the last 6 months, which will most likely spur at least 2 renovations in the next 12 months.

OLD BUSINESS

There continues to be dumpster and parking violations in the subdivision, particularly in Mountain Laurel Court. There have been repeated complaints levied against 3 specific properties in the subdivision:

Lot #74-Jacobs, 41 Mountain Laurel Court

Lot #67-Winnerman, 198 Mountain Laurel Drive

Lot #13-Sens, 16 East Lupine Drive

A plan was proposed which includes direct dialogue with tenants/owners, first verbally, and then in written form, respectfully asking for compliance in adhering to HOA covenants and guidelines.

Speed bumps. Renewed discussion of the need to control speeding with permanent speed bumps in place of the former temporary bumps that have not been re-installed by the county. Proposed to continue dialogue with the County requesting these important safety devices, especially as more families with young children move into the neighborhood. Kim Coates will be heading a committee to discuss this more.

Further discussion on the possible need to fortify the HOA reserve fund to be prepared for any future major capital needs. It was noted that our current Reserve is much lower than for similarly sized HOA's. It was proposed to conduct a "straw poll" at the annual meeting to judge receptiveness to a HOA dues increase to better fund the Reserve.

NEW BUSINESS

Discussion relating to possibility of hiring one single trash company to serve the development. We will reach out to a few for possible bids, and perhaps present at annual meeting.

Meeting adjourned at 6:00 pm.