

Mountain Valley Homeowners Association

PO Box 11155

Aspen, CO 81612

www.mountainvalleyhoa.com

MINUTES of

Board of Directors for Mountain Valley Homeowners Association

QUARTERLY MEETING

June 10, 2024

Location: Kenny Smith's Home (473 Mt. Laurel Drive) + Zoom Video

The Quarterly Mountain Valley Homeowners Association Meeting was called to order by Jesse Hoffman at 4:15 pm.

ATTENDANCE

A quorum was established.

In-person: Jesse Hoffman, Evan Boening, Kenny Smith, Kellie Carlson, Jayne Poss, Kim Coates, David Epstein, and Deborah Tomlinson.

Zoom: Debbie Fields, Will Dolan, Bronwyn Bateman, and Chris Barton (guest).

APPROVE MINUTES

Reviewed minutes from the March 14, 2024, Quarterly Board Meeting. Unanimously approved.

The Board thanked Evan for his years of service as President. Jesse ran this meeting.

UPDATE ON POWERLINE PROJECT: WILL DOLAN

Phase 1:

Sage has been working on the Comcast contract work. Adam Rothberg has been overseeing this work, as he is most proximal and has experience working with them. This work may take place until the end of the summer. It is clarified that Holy Cross has finished their work and that we are just waiting on Comcast (Sage) to finish so the poles can finally be cut down (presumably by Holy Cross). Confirmed that 1.2M was spent on phase 1, but that net number is less, based on outside contributions. At this point, \$820K has been drawn on the 2M LOC.

Phase 2/3:

Re-stated that planning for phases 2 and 3 have been combined and that SGM is working on the construction plan to finish the project. We will be able to put the phase 2/3 construction plan out to bid and are shooting for multiple bids to compare. There was continued discussion on the attempt to engage homeowners on the other side of the Roaring Fork River to participate in the project (and drop the 3 remaining poles that are outside the scope of our project). The point was made that we will need a strong GC and/or owner's rep for phase 2/3.

TREASURERS REPORT: JESSE HOFFMAN

Accounts are healthy. Everyone has paid their HOA dues for 2024. Balance Sheet and Profit and Loss are in order. Powerline accounts tie out properly.

ARCHITECTURAL REPORT

Continued discussion on whether to continue this process as it stands. To be continued.

Evan noted a new garage project (on upper Mt. Laurel Drive) had not been submitted to the HOA but has been permitted through the County.

LANDSCAPING REPORT: DEB TOMLINSON

It was agreed that the new, lower, Comcast vaults are much better, and should be painted and disguised after we are sure the Comcast work is done. Irrigation has been activated and tested.

NEW BUSINESS:

Ongoing discussion that insurance rates are rising drastically in our neighborhood and will continue to rise (and other providers are pulling out of the area). Chris (as a new homeowner) notes that he feels the Powerline Project is important in this regard and has offered to assist with the project (and serve on the Powerline Committee).

Kellie Carlson resigned from the board. She may return at another time. The board thanked her for her service to the HOA.

It was discussed that going forward, the Quarterly meetings may be on varied days of the week. TBD.

Our Annual Meeting is, per covenants, the second Thursday in July. It is July 11th this year, via ZOOM.

The MV Block Party is confirmed for July 27th. Chris and Kim offered to work together to organize this year.

Chris proposed to create a single one-pager, to sum up phase 1, what we learned, etc., and only speak to the specifics of phase 2/3 planning when more developed. There are many variables, etc.

Meeting adjourned at 6:15 pm.