

**Mountain Valley Homeowners Association**

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MINUTES of  
Board of Directors for Mountain Valley Homeowners Association  
QUARTERLY MEETING  
June 17, 2020  
Location: Online Zoom Meeting

The Quarterly Mountain Valley Homeowners Association Meeting was called to order by Evan Boenning at 5:16 pm via online Zoom Meeting.

**ATTENDANCE**

Quorum established. Evan Boenning, Kenny Smith, Debbie Fields, Kim Coates, Bronwyn Bateman, and David Epstein.

**REVIEW OF MINUTES**

Minutes for the December 5, 2019 Quarterly Meeting were reviewed and unanimously approved.

**TREASURERS REPORT**

2019, and Q1 2020 Profit & Loss and Balance Sheet are all in great shape. 2020 Dues Assessments are paid in full by every homeowner. Nice job Evan!

Clarification on Legal Expense line item in Q1 2020 Profit & Loss. This was money paid to Mitch Haas (Planner) to resolve the 5750 Duplex Issue, as previously discussed. We may need to note this to everyone at the Annual HOA Meeting in July.

**OLD BUSINESS**

**5750 Duplex Issue:** After a long process, the Pitkin County Board of County Commissioners realized and corrected an "unintended consequence" in their changing of wording in the land use code in 2006 and 2009. This produced a good result for MV duplex owners, as a TDR will no longer be needed to re-develop any duplex lots up to the allowable FAR.

Electric lights fixed at entrance.

Current landscaping company is doing a great job in the areas that they are responsible for.

All residents NEED to be diligent on making sure that trash cans are fully closed (bear-proof), and that all steps are being taken, by everyone, to be sure that we don't have bear/trash issues arise later in the summer/fall.

### **ANNUAL MEETING**

Due to Covid-19 concerns it was approved by the Board to have the 2020 Annual Meeting conducted via Zoom. Kenny will create the link for the meeting and Susan will distribute it to all owners. Evan will collect proxies.

### **ARCHITECTURAL REPORT**

The Architectural Review Committee continues to collect \$2,500 as a "design review fee" for initiating a new construction project in Mountain Valley. This fee serves as "income" to the HOA. Discussion revolved around the fact that there needs to be more consistency in this overall process, and that we really need someone to assume "leadership" over this process to ensure consistency and fairness. We need to better organize the process.

### **NEW BUSINESS**

Potholes noted by David Epstein. Let's stay on the County to make our roads better.

Big thanks to Evan for organizing dead tree branch removal process. Evan proposes a "yearly spring clean-up" of the neighborhood to remove debris. It keeps things looking good and reduces fuels for wildfires. All agreed to make this a reality. Noted that our relatively small reserve fund will be pressed by a yearly \$5,000 fee for this purpose.

Need to have landscapers lower the vegetation in front of entrance signs to Mountain Valley so they can be read. Also discussed increasing landscaper areas of responsibility to include the right side of East Lupine as you enter the neighborhood. Kenny agrees that this is worth investigating.

TRAILERS. Big discussion on trailers. Kim produced the covenant documents on trailers, which seem to be somewhat contradictory. After a discussion the Board ended on the idea that the language in the covenants should be clarified, possibly to clearly forbid "habitation" in any trailer in Mountain Valley, perhaps making an allowance for "recreational" trailers to be OK, but be hidden from view as best as possible. Construction trailers should be limited to a set timeframe. Debbie Fields suggested that a more stringent line be held on

trailers. Evan opts for a more lenient approach, perhaps enacting a "green tag" program etc. It is clear that a more clear policy does need to be enacted. Planning for further discussion at the MV Annual Meeting.

Meeting adjourned at 6:30 pm.