

Mountain Valley Homeowners Association

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www.mountainvalleyhoa.com

MINUTES of
Board of Directors for Mountain Valley Homeowners Association
QUARTERLY MEETING

June 9, 2022

Location: Deborah Tomlinson's home (552 Mountain Laurel Drive) + ZOOM online

The Quarterly Mountain Valley Homeowners Association Meeting was called to order by Evan Boenning at 4:51 pm.

ATTENDANCE

Quorum established. Kenny Smith, Evan Boenning, Kim Coates, Bronwyn Bateman, Kevin Moran, Jesse Hoffman, Deb Tomlinson, and David Epstein.

APPROVE MINUTES

Reviewed and approved minutes from June 17, 2021 and March 17, 2022 Quarterly Board Meetings.

TREASURERS REPORT: Evan Boenning

Evan presented P&L, Balance Sheet, and ledger of Powerline Project Spending. All in line with expectations.

ARCHITECTURAL REPORT

No new projects to discuss.

LANDSCAPE REPORT

Spring plantings have been done, and look great. Runaway Shovel is doing a great job. Evan mentioned that there may need to be some attention given to the irrigation system at the bus stop area.

UPDATE ON POWER LINE BURIAL PROJECT: Kenny Smith

- Holmes Excavation was awarded the project amongst 4 bids that were sent out. Phase 1 bid came it at \$831K + \$71K Holy Cross cost. (One

additional pole coming down from original plan + cost increases based on current building situation.)

- Miller Electric is the Electric sub that will be working with Holmes
- Hold ups due to delays securing easements from one affected homeowner. It took a while getting to an agreement on this easement. There was a 4-6 week delay due to that.
- Project currently in the "permitting phase" with CDOT, City, and County. CDOT rejected the first version, and Libby and team are working on re-submitting.
- CDOT permit was originally denied based on cutting into the HWY itself. Revising the plan to try to find enough room between adjacent home and the edge of the HWY.
- Kenny has been in discussion with the City to attempt to get them to contribute to the project. He received a favorable e-mail from city planner Sara Ott, and is planning on approaching the County as phases 2 and 3 come into clearer focus.
- Evan reported that every homeowner contributed to the special assessment by the 31st of March. 133 interests all paid in.
- Hope to be digging by the end of June, but will be tough. Still confident that the work on phase 1 will be completed by the end of summer, which was the hope all along.

MOUNTAIN VALLEY GARBAGE COLSOLIDATION: Will Dolan

Currently trash trucks are coming through the neighborhood 6 days a week. Will asked 3 of the current providers to submit proposals to do the whole HOA which includes 52% full-time residents and 48% rental properties. \$632 / year, per homeowner. The lowest price was proposed by Waste, Inc. Will is personally paying \$1,200 - \$1,300 per year as it is. Collective payment would provide significant savings for all. Each company could do the whole neighborhood on the same morning. Will proposed a "survey" be sent out to the membership to gauge interest. Kenny proposed that the idea only be floated if it can be proposed as a way that EVERY owner can SAVE some money. Evan seconded the idea that a survey would be a good idea. Will clarified that each side of duplex's would be billed, as they likely generate 2x weight in trash as a single family home, and that is how the trash company is billed, by weight. David and Deb spoke to the challenges of a change in this area, as well as concern for timing. Decided to try to "gauge interest" from the overall ownership group, perhaps submit a survey, and proceed when it feels appropriate.

SPRING TREE REMOVAL AND CLEAN-UP

Peak Tree Works will do the branch pick up on June 23rd. Peak is also doing the work to remove any trees necessary with the Powerline project. We are hoping for a savings based on the technique that Peak has proposed (as opposed to chipping)

ANNUAL BLOCK PARTY

Being planned by Tom Van Straaten, and others for August. Final Date TBD. This year will be a potluck format to reduce food costs. To be further discussed.

OLD BUSINESS

Light is broken on left side of entrance to subdivision. Looking for solutions.

Meeting adjourned at 6:11 pm.