

Mountain Valley Homeowners Association

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www.mountainvalleyhoa.com

MINUTES of MOUNTAIN VALLEY HOMEOWNERS ASSOCIATION ANNUAL MEETING

July 11, 2012

Location: Chateau Roaring Fork Conference Room

The Annual Mountain Valley Homeowners Association Meeting was called to order by Shae Singer at 4:09pm at the Chateau Roaring Fork Conference Room on July 11, 2012

NEW RESIDENTS:

Wendy Weaver – 756 Mountain Laurel Drive
Bronwyn Bateman – 96 Mountain Laurel Court
Homeowners introduced themselves. Welcome.

ATTENDANCE:

There were 65 homeowners present or represented with proxies.
Proxies will be held until we have 67% (or 90 votes).

GUEST SPEAKER: DEPUTY FIRE MARSHAL

Brian from the Aspen Fire Department spoke about Wildland Urban Interface. We have more residents, than other neighborhoods. For the first 30 feet to 100 feet trim limbs and shorten grass. Call 920-5199 (Aspen City Engineer) for help. Firewise.org is a great source of information. Some insurance companies will give discounts on Firewise neighborhoods. Homes will be triaged if problems are obvious. Fire ban is still in effect.

The only allowable flame is propane/natural gas. Chartis and Chubb are insurance carriers familiar with our needs. You can reach out to them in advance for an assessment and support. Maintaining properties on a yearly basis is important. Pitkin Alert will put information in a profile connected with your address, then phone or email for wildfire and other emergency notifications.

2011 ANNUAL MEETING MINUTES:

Vote to approve 2011 Annual Meeting Minutes. Tom van Straaten motioned and Kim Coates seconded. Unanimous approval.

FINANCIALS (TOM VAN STRAATEN):

Financial Statements: Statements were handed out and approved. Motion to approve the 2012 budget by Bronwyn Bateman and seconded by Keith Hatanaka. Unanimous approval.

2011 Dues Assessments: Are almost all up to date. Reminders sent by email and US mail.

2012 Dues Assessments: Last year it was approved to change our fiscal year to a regular calendar (January-December) year. Dues for the July-December 2012 period were waived. Annual dues assessments will go out at the beginning of the new year 1/1/13, covering the 2013 calendar year. Assessments are due upon receipt.

2011 PROJECTS

Water main breakage, new landscapers, everyone likes new flowers.

We are working on bringing Mountain Valley up to Colorado Common Interest Ownership Act ("CCIOA") standards. Kandi Shaffrin and David Epstein will review and discuss with Paul Taddune.

OLD BUSINESS

Rentals - In our Rules and Regulations, when does renting your home become a commercial business? The County is willing to enforce us in our decision. Paul Taddune found that regulations are tough to enforce. With the county backing us, we will have teeth to enforce.

Use co. and agree on restrictions...what is OUR definition?

We are not saying owners cannot rent their property.

Are homeowners interested in pursuing legal counsel to define our rental definitions? One idea is to have a committee to approve large groups. Anyone interested in forming a committee to research and continue investigating this issue? Bring recommendations to the Board. Those interested are: Bronwyn Bateman, Annemie Dundon, Evan Boenning, Don Wrigley, Jane Moy, Don Harris.

Speed Bumps – Second year of interest. Direction to move forward. All those in attendance agreed to pursue methods to calm traffic.

NEW BUSINESS

Perception of Rentals - One property was using their residential home as a commercial lodge with chef, bar, individual bed rentals. Fees paid to our legal counsel and a land planner to tidy up language with the county to find proper language to define commercial/residential usage in our subdivision and give teeth for penalties. A committee was formed to continue and assist the Board to define when residential rentals become commercial. Members are: Bronwyn Bateman, Jane Moy, Annemie Dundon, Don Harris, Don Wrigley, Evan Boenning to work with Shae and Richard.

Resolution - In 2009 a resolution was approved and implemented, but never filed. Duplex lots were paying one assessment with two votes. We cleared up the language of duplex lots. Ron Rubenstein motioned to approve duplex motion. Evan Boenning seconded. We identified all the lots as single or duplex. Each 1/2 of a duplex pays one assessment and gets one vote. A residential

quorum of 90 votes (67%) is needed to pass and file with the County. We have 65 votes so this meeting will be continued until we have 90 votes/and or proxies.

Board Positions – We have three open positions on the Board. Bronwyn Bateman, Kim Coates and Annemie Dundon volunteered.

Meeting To Be Continued:

This meeting will remain open. A Continuation Meeting is scheduled for September 12, 2012 at the Chateau Roaring Fork Conference Room. This date is subject to change, but residents will be given a 30 day notice of the date, time and location.

Respectfully submitted,
Sam Louras, Acting Secretary, MVHOA

Meeting adjourned at 6:15pm to Annual Block Party.

CONTINUATION MEETING – SEPTEMBER 12, 2012

Meeting was called to order 4:07pm

Shae explained why the Continuation Meeting was necessary which is achieving a quorum to re-vote on an amendment to our bylaws which was approved in 2009, but never recorded by previous Board of Directors. The amendment addresses the issue of a duplex lot getting a vote for each household instead of 1/2 vote. Also, instead of splitting the annual dues, each half pays \$200.

The County will be monitoring speeding in Mountain Valley in October.

Meeting To Be Continued:

This meeting will remain open. The Board will continue to make phone calls and send emails to homeowners to collect proxy assignments. Results of the voting will be discussed at the next BOD meeting.

Respectfully submitted,
Kandi Shaffran, Acting Secretary, MVHOA

Meeting adjourned at 5:40pm.

CONTINUATION MEETING – JANUARY 1, 2013

The voting to amend the protective covenants to address the definition of duplex lots and voting rights of the owners of duplex lots will continue until the next meeting. The 2012 annual meeting will remain open until all proxy statements have been reviewed.

CONTINUATION MEETING – APRIL 24, 2013

The meeting was continued at Paul Taddune's office at 5pm. Present were: Paul Taddune, Shae Singer, Kandi Shaffran, Richard Haberman, Kim Coates, and Bronwyn Batemen and David Epstein by phone. Tom van Stratten had sent a proxy to Shae. Absent: Jane Moy and Annemie Dundon.

The voting to amend the protective covenants to address the definition of duplex lots and voting rights of the owners of duplex lots has been completed. The amendment passed with 92 yes votes, in person or by proxy.

Kandi Shaffran moved that the Board of Directors ratify and confirm the decision by the majority of the MVHOA to pass the Resolution amending the amended protective covenants of the Mountain Valley Subdivision. It was seconded by Richard Haberman and all approved.

Paul Taddune mentioned in his searching the articles of incorporation that besides our original articles of incorporation recorded in 1982 by Fred Soyka (bookkeeper) there was an additional filing by Rick Neiley's office in 1983. Paul is going to follow up with Rick Neiley on this.

Kim Coates made a motion to adjourn the MVHOA meeting of July 11, 2012. Kandi Shaffran seconded. The Annual Meeting for 2012 is closed.

Meeting adjourned at 6:15pm