

Mountain Valley Homeowners Association

PO Box 11155
Aspen, CO 81612

www.MountainValleyHOA.com

Minutes of

Continuation Meeting

Tuesday, July, 19, 2011

4:00pm – 4:45pm

Location: Tom van Straaten's home

Board members present:

Shae Singer

Charles Hopton

Tom van Straaten

Kandi Shaffran

Richard Haberman

Todd Shaver

David Epstein (via telephone)

Note: This meeting is a continuation of the 2011 Annual HOA meeting.

Meeting was called to order at 4:10 p.m.

There were 7 homeowners present who had not sent in proxies, not counting spouses nor Board members, and 33 represented by proxy. Since we need 68 for a quorum, we still need to continue the meeting. Four Board members had not sent in proxies and voted at the meeting (one Board member owns two lots. Therefore we still need 23 more votes and emails will again be sent out to homeowners with notice of Continued Meeting.

Board member, Charlie Hopton, was concerned with procedural actions in that The Colorado Common Interest Ownership Act was not being followed because the meeting notice was only nine days in advance, instead of the required ten days. He also thought that the meeting could not be considered "continued" if it wasn't a proper meeting of the Homeowners Association on July 7, 2011. Shae reassured him that our attorney, Paul Taddune, had said this was the proper way to continue the meeting and keep continuing it until we had a quorum.

Shae read the proxy form to the group and discussion followed before those present tendered their vote.

In regard to Question #1 about changing the fiscal year, the most important consideration was that if the annual meeting was held in July, how could we approve a budget six months in advance? The possibility of changing the date of the annual meeting to December was discussed, but that would be something else for Homeowners to determine. The vote was 12 in favor, none opposed.

If this item passes, the budget will have to be readjusted to the new date. The total numbers won't change; it will just reflect a full calendar year instead to six months of one calendar year, and six months of another.

On question #2 to approve the budget the vote was 12 in favor, none opposed.

Question #3 regarding an alternate, vote was 10 in favor, 1 opposed, and 1 abstention, who has the right to send in a proxy voting only on #3.

Question #4 ratifying previous minutes and actions', voting was 12 in favor, none opposed.

However, before the vote was taken there was discussion about giving "blanket approval." Charles Hopton thought that there should be a way to go back and individually reassess each action, however, since records are scanty and there is no way to know if we did or didn't have a quorum before it was suggested that the Homeowners could always bring up a desired change as new business in the future if something voted on in the past was not wanted. Charles also informed us that according to the Colorado Common Interest Ownership Act, minutes only needed to be saved for three years.

After the votes were taken, the Homeowners left, and a short Board of Directors meeting followed.

Note: [Minutes from the Special BOD Meeting are here.](#)