

Mountain Valley Homeowners Association

PO Box 11155
Aspen, CO 81612
www.MountainValleyHOA.com

Minutes of **Board of Directors Special Meeting**

Wednesday, August 10, 2011

5:20pm – 6:45pm

Location: Kandi Shaffran's home

Board members present:

Shae Singer	Sam Louras
Kandi Shaffran	Tom van Straaten (left early for anniversary)
Richard Haberman	Grafton Smith
David Epstein (via telephone)	Todd Shaver (via telephone)

Board members absent:

Charles Hopton

Homeowners present:

Alan Feldman, Attorney for Joel Towbin (Lot 44)

Note: This meeting took place after the Continuation Meeting.

QUORUM LEGALITIES: Continuance procedures and voting percentages for all quorum needs are subject to CIOWA HOA rules & regulations (as per our lawyer, Paul Taddune).

FISCAL YEAR: Tom assured the Board that the transition for the fiscal year can be done with the help of Fred Soyka, our accountant.

JOEL TOWBIN, LOT 44 POWER LINES: Alan Feldman, Joel Towbin's Attorney and Representative discussed that his client is upset with the past and present Homeowners' Board. He listed the various conversations, meetings and phone calls with Holy Cross, the Mountain Valley Board Members and neighbors. Shae acknowledges that the last Board had no minutes that supported any final action on the property. Although minutes show that Jim Dowley researched the situation and found it to be approximately \$500,000- to bury the lines. After conversations with neighboring properties it was decided that it was cost prohibitive for the HOA to continue researching. Jim was to have spoken to Joel Towbin but Joel has no recollection of this taking place. Alan listed the past actions: 2007 - Alan attended a meeting with Holy Cross. 2008 - Alan made a pitch to explore an underground trench for the utilities. He said he then heard from Jim Dowley and the cost from Holy Cross was \$500,000.

Alan thinks that the \$500,000 cost in 2008 could be 40% cheaper today. Alan and his client would like the utility pole moved, buried or "beautified," but would like cooperation from the Board.

The Board agreed to meet with him again. He then could present a new cost estimate. With this new information, the affected neighbors and or entire Mountain Valley subdivision may vote on what to do.

The Board agreed that:

- 1) This doesn't seem to be an HOA problem. It's a visual impact for Joel, only and may affect 25 properties (at the most) for any changes and to bear the cost
- 2) Should all homeowners bear the costs of one homeowner? A possible homeowner vote will confirm these suspicions.

Alan would like to re-open communication with Holy Cross and get a new quote. Then he would like to bring it to a vote to the homeowners. He would present it in an assessment and or/government subsidy. He will also talk to Holy Cross about a "beautification alternative." The Board agreed to hear what he finds out and then see if it should be carried to vote.

RENTAL RULES: It is time again to post the rental rules and regulations on our web site along with County rules.

1. Parking
2. Speed Limit
3. Garbage/Trash
4. Noise ordinance
5. Lights
6. Local Emergency contact
7. Pet poop pick up

AUGUST 24 BIKE RACE: Road closure information has been posted on website, information is in the newspaper, and flyers have been distributed. An email will be sent to all homeowners. The info is out there!

ROCKS & COUNTY CLEAN-UP: Cleanup of the Mt. Laurel/West Lupine corner - Richard will schedule with county to move rocks and Grafton will assist.

SPEEDING: Sam and Grafton are working with the Sheriff/Adam Crider on electronic sign and records for the research regarding future speed bumps.

DOG POOP: Continued discussion of "loose Lassa" and lack of poop clean up. A reminder in rental rules....and a gentle minder to neighbors.

NEXT MEETING: November 3rd at the library. Sam will schedule.

Meeting adjourned at 6:45pm

Respectfully Submitted,
Sam Louras, Secretary