

Mountain Valley Homeowners Association

PO Box 11155

Aspen, CO 81612

www.MountainValleyHOA.com

MINUTES of
MOUNTAIN VALLEY HOMEOWNERS ASSOCIATION
BOARD of DIRECTORS "Informal" MEETING

August 19, 2010

Location: Kandi Shaffran's home

Board members present:

Shae Singer

Sam Louras

Richard Haberman

Grafton Smith

Tom van Straaten

Charles Hopton

Kandi Shaffran

David Epstein, by phone

Meeting called to order at 4:00pm.

CHANGE OF OWNER INFORMATION FOR LUPINE PROPERTY – 136/138

Sam was asked to contact the owner for the 138 W. Lupine property for payment of annual HOA dues. The address on the duplex is 138B. It was listed on the HOA as 136. The owner is Eastern Savings Bank/Winged Foot Investments. The information has been updated and a copy of the July invoice was sent to both Winged Foot and Eastern Savings Bank. (8/23/10)

ENTRY WATER & SPRINKLER BIDS

After reviewing the bids, there was a motion and a second to accept the Sprinkler work by Ute Sprinkler (\$4,929.347) and the Excavation work by Mountain Works (\$9,289.80). The motion passed 5-3.

PROPERTY LIENS

A property lien on 114 Mountain Laurel Drive was issued on 6/2/10. A \$2,000 lien was filed on 6/25/10. The home is under foreclosure. MVHOA Board has the right of first refusal. The Board made a motion and a second to waive this so that the new buyer will pay us and clear the lien in order to purchase the property. Paul Taddune has been contacted and will handle all legalities.

A property lien on 234 Mountain Laurel Drive is in process. The owner was given a triple extension to pay dues by 8/23/10. Owner refused to pay and wrote a letter to the Board stating his rationale for not paying. The Board reviewed the information and agreed that it was not grounds for not paying dues. The lien will be filed by Paul Taddune.

ENTRY LIGHTS

The new entry lights look great. To date, \$1,200 has been spent. Ajax Electric will set meter with a 110 set-up. The cost is approximately \$400. Brackets and labor to be done by Meyers. Grafton would like to keep final costs at \$2,200. Work to be completed by mid-to-late October, before the snowfall.

LATE NIGHT NOISE

Neighbors should call the police rather than calling Board members. A reminder will be posted on the website. A suggestion was made to have an answering service or inexpensive cell phone with a recorded message to give police/sheriff #'s for various disturbances that are county violations.

BARKING DOGS

Coyotes and bears are causing the majority of the dog barking.

SPEED BUMPS

Surpassing the posted 15mph speed limit is still a problem. Suggestions included writing a letter to the upper filing and Shae would contact the Sheriff to use a radar gun.

B&B (East Lupine)

Correspondence has been on-going with Joanna at the County regarding this County violation. The owner will not cease. The County will continue to notify the owner of violation. It may lead to an injunction. The operation is against County statues as well as Mountain Valley land use, which is why the County is involved. Charles suggested that we review our declarations and firm up our rules (with Paul Taddune's help). David questioned if the County is willing to go to Court. Grafton will get a copy of the County definition of the land use code for B&B, as well as the HOA regulations & language on that use.

VENT/COMPRESSOR NOISE

The Board needs to create guidelines for compressors/ac units and address this in the covenants for an amendment defining the decibel level. It will need to be approved by the homeowners.

ROTATING CHAIRPERSON

There was a suggestion to rotate the chairperson during the 2 years of service. It was decided to lessen the burden of phone calls to the President with more info on the website (i.e. phone #'s to county) and encourage neighbors to work it out between themselves.

◆ Meeting adjourned at 5:55pm. ◆