

Mountain Valley Homeowners Association

PO Box 11155

Aspen, CO 81612

www.mountainvalleyhoa.com

MINUTES of
Board of Directors for Mountain Valley Homeowners Association
QUARTERLY MEETING
September 12, 2024
Location: ZOOM online

The Quarterly Mountain Valley Homeowners Association Meeting was called to order by Jesse Hoffman at 4:49 pm.

ATTENDANCE

Quorum was established with Kenny Smith, Jesse Hoffman, Evan Boenning, Kim Coates, Bronwyn Bateman, Jayne Poss, Deb Tomlinson, and Debbi Fields.

APPROVE MINUTES

Jesse motioned to approve the June 10, 2024, Quarterly Board Meeting minutes. Bronwyn seconded the motion. No further comments.

POWER LINE PROJECT UPDATE: KENNY SMITH

We are pursuing the Hwy 82 route and foregoing the Stillwater/open space route due to complications and lack of communication from neighboring homeowners across the river. Holy Cross has agreed to pay for the excavation work that extends beyond our neighborhood along Hwy 82. Kenny notes the importance of having a GC moving forward and mentions Adam Rothberg as a strong candidate. The HOA has not formerly engaged Adam, but he has shown serious interest in assuming the role. Kim Coates asked for an update on the vegetation work along Hwy 82 on Adam Rothberg's property. The Board agrees the work looks good and is a large improvement for the neighborhood. Several Board members asked about the HOA responsibility of revegetation for future phases. Kenny notes that there is language in the bids that require contractors to perform some degree of vegetation, but successful long-term vegetation is the responsibility of the homeowners. The Board discusses the FireWise program and the steps necessary for Mountain Valley to become FireWise approved. The Board discusses a second entrance/exit to Mountain Valley in the event of an emergency. They note the most logical place is the abandoned road/path on the corner of Mountain Laurel across from Deb Tomlinson's house. Evan notes the previous

discussions the Fire Department has had to replace the current water tank with a new one. FireWise will most likely answer all the BOD's questions regarding these matters.

TREASURER'S REPORT

Financials are relatively unchanged from the 2024 Annual Meeting. Board notes Power Line expenses including an expense to Adam Rothberg for vegetation and engineering/surveying costs. The Board notes the Special Assessment runs for 15 years (2035 termination date).

ARCHITECTURAL REPORT

Will Dolan is making progress on his garage. The Board notes discrepancy in some homeowners paying the landscaping fee vs. others who don't. The Board agrees the Architectural Guidelines should be updated and sent out to homeowners to achieve continuity throughout the neighborhood. Deb, Jesse, and David Johnston will meet separately to discuss the next steps.

LANDSCAPING REPORT

No major updates. Everything looks great. The neighborhood has made many positive comments about the landscaping this year. Kenny notes Blizzard (landscaper) has suggested a few items that we could improve on in future years.

ADDITIONAL COMMENTS

Jesse asks the Board to fund the replacement of a convex safety mirror on the corner of Mountain Laurel and East Lupine. Kenny seconds the approval. Bronwyn thirds. Jayne Poss notes the ongoing issue with trash companies in the neighborhood. The trucks are too large, frequent, noisy, and expensive. A few Board members will follow up with Will Dolan regarding a future trash survey. Jayne notes the importance of having a consolidated contract list with cell phone numbers to contact neighbors regarding emergencies, bears, etc.

The meeting adjourned at 6:15 pm.