

Mountain Valley Homeowners Association

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www.mountainvalleyhoa.org

MINUTES of MOUNTAIN VALLEY HOMEOWNERS ASSOCIATION BOARD of DIRECTORS “Informal” MEETING September 14, 2009 Location: Sam Louras’ home

Board members present:

Shae Singer

Sam Louras

Michael MacDermott

David Epstein

Evan Boenning

Charles Hopton

Todd Shaver

Richard Haberman

Grafton Smith

Shae called this informal breakfast meeting to order at 9:10am for the purpose of following up on the committee reports and/or homework assignments that were assigned at the first “New” Board of Directors meeting held on August 18, 2009.

Shae reported on work that G. R. Fielding, Pitkin County Engineer, had accomplished since the last meeting:

- Streets were cleared of old gravel.
- Sign on East Lupine was replaced from snowplow damage.
- We have permission to install speed bumps purchased about 4 years ago.
 - They are to be installed, staggered and then removed for snowplows.
 - We will install now to get people used to them; put up the signs; remove when the snow begins to fly; then re-install next spring.
- The County sprayed noxious weeds, daisies and thistles.

Send out blast email to homeowners. Contact RFTA as well.

Note: Reminder for spring meeting: Discussion for first homeowners meeting – chipping, cutting – use homeowners dues.

Shae gave the Accounting/Financial report in Tom van Straaten’s absence. There was a meeting with Fred Soyka, our accountant, to identify some areas that might need to be changed in our budget and drafted a letter to be sent out to homeowners who haven’t paid their dues in six months. If within three months, the dues haven’t been paid, Tom will make a “reminder” phone call. If they still haven’t been paid with the next two months, they will be contacted again regarding placing a lien on their home. Todd will work with Tom regarding choices about how to collect late homeowners’ dues. Then they’ll run it by David (for legal advice) and re-submit the collection correspondence to Shae for final approval.

Regarding the fact that Bev Mars will not pay her full homeowners’ dues, this issue will be re-visited another time.

David will consult Paul Taddune regarding the legal opinion on single-deeded duplexes and the adoption of a separate dues structure for single-deeded dwellings.

Charles Hopton gave his report on parking. There was discussion by the Board of Charles' well-crafted letter to homeowners regarding parking. The letter will have the Mountain Valley HOA letterhead – not Charles' letterhead. The letter will be signed by Charles as Vice-Chairman of the MV HOA Board. And, the letter will be posted on the web site. A 'return receipt feature' will be used when the letter is ultimately sent out to homeowners.

Todd gave his report on making strides toward developing and improving a better HOA website. He suggested hiring his long-time assistant, Susan, who is incredibly computer-savvy, to take over the web site making it more interactive and colorful. She would include a section on the Board of Directors, their titles and areas of responsibilities and contact information. She would also create a password for the Board and homeowners alike to use when entering the website. Shae will contact A.J. to let him know that along with the transition of the new Board and the changes that are occurring, we have hired a new web master.

Sam gave her report on the trash issue. She contacted the three major trash companies and got their detailed information. After presenting the three companies, she polled the Board to see what companies our Board members used. It was split evenly between the three companies. It was decided that since the trash companies work for us, we will have Sam re-contact all three companies and request that they comply with our wishes to pick up on one day – either Tuesday or Wednesday.

Michael gave his report on commercial use in the Mountain Valley subdivision. It was determined that we need to look at the issue of commercial use on an individual basis as regards to impact on the neighborhood – nuisance, noise, traffic. David volunteered to draft a policy statement regarding commercial use - for the Board to adopt and place on the website.

Shae reported she received lighting regulations from Pitkin County pertaining to the subdivision. She will pass that information on to Todd for inclusion on the website.

Grafton and Richard gave their report on landscaping. The critical areas need topsoil and we need to establish over a year drought-resistant native plants. We designated the weekend of October 10 for the subdivision to gather for a "clean-up Mountain Valley" weekend to include chipping, planting, etc.

Shae handed out valuable information regarding "The Role of Today's HOA Board of Directors," which she received from Peter Louras recently. She encouraged each Board member to read thoroughly and plan to attend an October 7th training meeting for HOAs. The subject of the meeting will be unpaid homeowners dues. Shae will get out a reminder to the Board.

◆ Meeting adjourned at 11:35am. ◆