

Mountain Valley Homeowners Association

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MINUTES of
Board of Directors for Mountain Valley Homeowners Association
QUARTERLY MEETING
September 24, 2020
Location: Online Zoom Meeting

The Quarterly Mountain Valley Homeowners Association Meeting was called to order by Evan Boenning at 4:50 pm via online Zoom Meeting.

ATTENDANCE

Quorum established. Evan Boenning, Kenny Smith, Don Wrigley, Kim Coates, Bronwyn Bateman, David Epstein, Kellie Carlson, and Deb Tomlinson.

REVIEW OF MINUTES

Minutes for the June 17, 2020 Quarterly Meeting were reviewed and unanimously approved.

Minutes from July Annual Meeting: Kenny apologized for being slow to get those done, and promised to do so soon.

TREASURERS REPORT

Profit & Loss and Balance Sheet reviewed and in good shape.

LANDSCAPE REPORT

Shae reported that she had a meeting with Cheryl from Runaway Shovel to go over the summer results and make a plan for next summer. Cheryl had mentioned the need for increasing the amount of irrigation and "drip heads" for certain areas. Evan mentioned that the irrigation water did not seem to be functioning as well as last year and perhaps was not fully turned on this year. All agreed that the landscaping does look great.

Shae tendered her resignation from the Landscape Committee (see New Business, below), and said that Kandi will stay on the committee and take leadership of the ongoing dialogue with Cheryl. Shae also mentioned that Kandi had not been invited to this ZOOM meeting and should be included on the invite list to future meetings. Shae also mentioned a tree-cutting project that recently

occurred in the development, and was curious if permits had been issued. Evan was aware of the project, and felt that it was within County compliance.

OLD BUSINESS

TRAILERS

David Epstein offered to head a meeting when he returns to Aspen soon. The purpose will be to review and "tighten up" the language (in the Covenants) regarding **trailers**.

ARCHITECTURAL REVIEW

Deb Tomlinson re-visited the discussion regarding the Architectural Review Board, as she is in the middle of a remodel of her home, and, as in the midst of the project, has renewed feelings about the Mountain Valley / Pitkin County process. It has been said before, and Deb reiterated, that there is redundancy in the process, as, in reality, the County has the task of reviewing building applications, and has the "teeth" to correct infractions that may happen. She further stated that she feels that the \$2500 "fee" paid to the HOA upon submission may not be being paid, across the board, and that, if said fees are not being properly accounted for by the HOA, that it is unfair to those who do pay the fee. Lastly, Deb feels that the \$10,000 "Landscaping Deposit" is a good idea, and should be retained as a practice by the HOA. For further discussion.

ARCHITECTURAL REVIEW BOARD

Shae tendered her resignation from the Architectural Review Board (See New Business, below).

NEW BUSINESS

The Board had reviewed the letter that Shae had addressed to the HOA, regarding a recent incident. Shae participated in the ZOOM call and was welcomed to expand upon the feelings she expressed in her letter. The points made by Shae included:

-Shae is unhappy that an "anonymous tip" from a homeowner resulted in her receiving a letter regarding a barking dog, etc. She feels that we should be a neighborhood where one resident can speak directly to another, and that she is offended to have been contacted about an anonymous report. Kenny agreed that this course of "information flow" may not be the best course of action and proposed that, in the future, if a representative of the Board (or Susan, etc.) receives such an anonymous complaint, that the complaint be forwarded to the

Board for discussion at the next meeting, but that such a complaint should not be forwarded to the (supposedly) offending party directly, as this could open the door to many such complaints being lodged, etc. We should be able to have direct communication between homeowners, etc. Evan and Don noted that, at times, persons feel more comfortable not revealing their names when expressing feelings about certain issues.

-Shae further expressed her points mentioned in the letter. Regarding the specific point about "short term rentals", Evan agreed that the Board needs to keep an eye on this, and perhaps clean up language and policy, and be sure that renting parties are abiding by the HOA covenants, etc.

-The Board agreed that we need to keep working hard to address the points in Shae's letter, notably speed, construction vehicle parking, and engaging new residents who are moving to the neighborhood.

LETTER TO CITY OF ASPEN

Lastly, Kenny asked the Board to review the letter he drafted to the City of Aspen regarding the safety of an overhead power line in Mountain Valley, and to sign the letter if they are in agreement (or offer corrections/suggestions).

Meeting adjourned at 6:15 pm.