

Mountain Valley Homeowners Association

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www.mountainvalleyhoa.com

Notes from MOUNTAIN VALLEY HOMEOWNERS ASSOCIATION QUARTERLY BOARD of DIRECTORS MEETING

Friday, December 11, 2009

Location: Tom van Straaten's home

Board members present:

Shae Singer

Sam Louras

Charles Hopton

Tom van Straaten

Evan Boenning

Todd Shaver

Grafton Smith

Items Covered

- Board members responding or not responding to attempts to solve problems and issues in the neighborhood. It needs to be determined that if some Board members are not interested in participating on this volunteer Board, they should remove themselves for lack of interest.
- The issue of one homeowners' anger and disappointment toward the current Board of Directors was discussed. Based on previous complaint letters written to the Board about parking and trash among a long list of other infractions, the homeowner has decided not to pay dues. While we understand the homeowners' frustrations, we operate as a unit. All homeowners, regardless of their discontent, are obligated to pay their HOA dues each year.
- Discussion was continued (from previous BOD meetings) regarding parking. The Board of Directors has agreed on the steps to enforce parking rules and will begin implementing them in the next few weeks. Parking rules will be reiterated to all homeowners in our first MVHOA Newsletter (January).
- Delinquent MVHOA dues were also discussed. We currently have nine homeowners past due on their HOA dues as of this meeting. We will address this issue with homeowners in January.
- The Board is working to rectify the lack of lighting at the wall entrance to MV. It was unanimously agreed that lighting is essential to the ambiance of the entrance. We will research various lighting costs and get back together to discuss.
- Budget item changes were decided. The category "Lights" will be removed from "Landscaping" and placed into a new category called "Capital Improvements." Another category in the Budget will be created and called "Contingency" category.

- It was agreed that monies from the HOA funds should be used a couple times a year for the hauling off to another location of built-up snow, particularly around the entrance wall sign. But first, the County will be asked to move it - before we spend HOA dollars.
- We will be tracking landscaping expenses from now through July 31, 2010.
- The Board discussed a – NO PLOW / DUMP sign on one property. The Board has addressed the situation by writing letters to the homeowner and the person responsible for the excess snow on his property.
- A letter regarding snow problems and issues will be mailed homeowners.