

MOUNTAIN VALLEY HOMEOWNERS ASSOCIATION

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ANNUAL HOMEOWNERS MEETING MINUTES

Thursday, August 4, 2005

Called to order at 6:40 pm by President Evan Boenning in the Chateau Roaring Fork Conference Room.

BOARD MEMBERS PRESENT: Evan Boenning, Phyllis Smith, Rich Haberman, Keith Hatanake, and David Watson

NEW BUSSINESS: Tom Van Straaten discussed the Street Party to be held on August 12, from 6 pm. To 8:00 pm. Tom said 28 people have rsvp -ed. He mentioned the HOA is paying for the drinks with a possible tent back up for bad weather. He asked that those attending to please bring an appetizer or side dish or dessert.

GUESTS SPEAKING ABOUT NEW LAND USE CODE: Lance Clark and Joanna Schaffer from Community Development Department spoke about the proposed Pitkin County Land Use Code changes with new Floor Area Ratios (FAR) and how it might effect Mountain Valley. They explained that the current FAR single-family lot is 5500 sq.ft. above grade, 4000 sq.ft. below grade with a 750 sq.ft. garage.

The current FAR for a duplex lot is 5500 sq.ft. above grade with 30% additional, 1000 sq.ft. for garage and 4000 sq.ft. below grade. This was the total Far for a duplex lot. Their goal is a final draft by November 15th, 2005, with a public hearing in December. They want to remove below grade exemptions and garage exemptions. Lance was asked why remove below grade exemptions. He explained the impact of excavation and landfill. The 4000 sq.ft. is equal to 300 dump loads.

Evan Boenning asked that they not take away the garage exemption and that as being a duplex owner it would mean he would be over his FAR and not be able to add a garage, along with the resulting visual impact of cars not parked in garages.

Betty Gerstly spoke on how this new code would decrease the value of her duplex. She pointed out that large duplex's now surround her property. She felt this code is penalizing those property owners who did not build to the full FAR now. She addressed the number of large homes already build to the full FAR.

It was mentioned that in 1993 the Mountain Valley homeowners voted to stay in the county and the additional FAR was an incentive to stay.

Michael Macdermott stressed the importance of Mountain Valley homeowners taking action against the new proposed FAR.

Joanna Schaffer pointed out the BOCC drafted the new codes and she and Lance's job was to follow what they decided.

Evan Boenning stressed that Lance Clark and Joanna Schaffer had come to answer questions. That they did not write the new draft and thanked them for coming. They left.

Evan suggested a group separate from the Homeowners Association be formed to address this issue. Jane Moy asked to head the committee to address the Board of County Commissioners and Michael Macdermott volunteered to be on the committee.

ARCHITECTURAL CONTROL: Rich Haberman spoke on new homes/duplex's. Lot 80 Mt Laurel Court approval for 10,000 sq.ft. and Lot 72 an addition.

BUILDING NEW AND REMODLEING-DAYTIME HOUR.

It was asked that no construction be allowed before 8:00 am and not on Sunday. It was asked about what could we do about the construction vehicles parking along the streets blocking traffic. Jay Moe suggested against not using parking stickers on windshields.

MOSQUITOES;

Evan Boenning applauded the Mosquito Control District. They had tested for West Nile Virus and none had been found in the North Star Nature Preserve, Good Job this Year.

OLD BUSSINESS:

BEAR PROBLEM: Report of bears in homes. Wildlife officials suggested one trash day one service company. Don volunteered to check on this. If you see trash out call the Parks Department.

CURRENT FINANCIALS for Mountain Valley HOA were handed out

DOGS BARKING. There were some complaints and Evan said he Evans was looking into it and asked further complaints be channeled through him.

SPEEDING: Evan wanted to remind everyone to slow down, especially through the lower filings. We are driving too fast.

NEW BUSSINESS:

THE ENTRANCE TO MOUNTAIN VALLEY. It was mentioned that the pavement at the entrance to Mt. Valley needs repair and that we were going to check into a separate water line for the entrance plantings along with a source for electricity for the entrance lights.

AJOURNED: Evan adjourned the meeting at 8:30 pm.

Respectfully submitted,

Phyllis Smith - Secretary