

Mountain Valley Homeowners Association
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DRAFT – To be approved at the next Homeowners Annual Meeting

MOUNTAIN VALLEY HOMEOWNERS ASSOCIATION
ANNUAL MEETING
August 7, 2008

Location: Chateau Roaring Fork Conference Room

Board members present:

Chairman:	Evan Boenning
Vice-Chairman:	Jim Dowley
Vice Chairman:	Grafton Smith
Treasurer:	Tom Van Straaten
Secretary & Landscaping:	Phyllis Smith
Architectural Control:	Richard Haberman
General Board Members:	Charles Hopton
	Keith Hatanaka
	Paul Ruid
	David Watson

Meeting was called to order by Evan Boenning at 4:00pm.

Introduction of guest speakers:

Brian Petit of Pitkin County Road & Bridge Department gave a short Power Point Presentation on how the County, due to increased costs for fuel, blacktop, etc., would like additional funds in order to bring the County roads up to a desired level of maintenance.

Their budget comes from the General Fund, which is funded from the County portion of the sales tax, and it is not sufficient to even support the cost of maintaining the current level of road maintenance, therefore, they are asking to have the road budget become property tax funded and increased from the current approximately \$1.9 million to \$7.3 million annually for 20 years. The County would retain the current \$1.9 million in the General Fund for other expenses. Jim Dowley estimated that this would translate to an increase in our property taxes of about 18%.

The comments from the members ranged from: “Roads is a basic County responsibility, and it should come out of the General Fund which is shared by all – not just property owners,” to “Every time the value of our property increases, this proposed mil levy will

represent an additional windfall to the County,” to “What is the County doing with the funds we already give them?” Generally, the opinion of the homeowners was that they were not interested in any new tax hikes.

Brian Petit was asked about what the Road Department intended to do about the repair of road cuts from new construction sites in Mountain Valley. He responded by asking us to please notify him as soon as we detect any problems or poor work done by the builder, and he will contact them. The builders put up a bond for the roadwork for two years, and if the work is not sufficient to repair the road cuts, then it is the County’s responsibility to pursue the builder. But, they only have two years to do so.

Brian also said that the chip and sealing of the subdivision’s roads would start immediately. (Asphalt was not an option, as the cost of asphalt had skyrocketed.) He did add that the road impact fees paid by developers in the area were only to be used for improvements or repairs to roads in the area; those funds would not be used for roadwork elsewhere in the County.

Janice Caudill spoke on the need for a longer runway at the airport for take-off safety. It would also allow for more luggage & passengers on the planes during hot summer days.

County Commissioner Michael Owsley attended and answered a few questions.

Requests from the floor:

Joel Tobin (homeowner) had his attorney, Alan Feldman, address the problem Joel is having with Holy Cross Electric. They have been installing new metal utility poles in front of his property. They gave no notification and have been unresponsive to him regarding under-grounding them. He was asking for permission to talk to Holy Cross on behalf of the entire HOA membership - hoping he will have more response from Holy Cross if he is communicating on behalf of us all.

The upper filing (third) has all their utilities underground already, so the question was whether they would share in the costs of burying those in the first and second, and what would that cost be. The motion was made, seconded and passed that we would like to again study the matter as an Association and would continue this matter to the Board meeting in September.

Another issue with Holy Cross was that they did not clean up the job site at the intersection of Mt. Laurel and West Lupine, and when it rains the gravel washes across the road making it unsafe for bikes and motorcycles alike. One homeowner, Karen Kent, was reported injured from the loose gravel while on her bike.

Charles Hopton noted he might be part of the problem in the under-grounding of utilities, as he did not want his trees cut down by Holy Cross if they needed to cross his property.

It was also recommended that we contact Bob Stardoj, as he is on the Holy Cross Board. This was passed as a motion.

Reports:

Architectural Control: Richard Haberman gave a review that the building has slowed down in our Subdivision. We have no new plans on the table - just small remodels.

Landscaping: Phyllis Smith discussed the work completed this summer, the additional costs due to damage from last winter and removal of six dump trucks of gravel and broken trees and scrubs. We have work to complete – repair the rock walls, lighting, signage and the installation of electric and water lines.

Financials: Tom Van Straaten reported on last year’s budget. Tom also reminded everyone of the block party following the meeting and asked for help with the party next year. He also reminded of late dues – a number of which were paid at the meeting, and it was discussed how we wanted to approach those members in arrears.

Old Business:

Jim Dowley talked about trash receptacles. He read the by-laws (all trash containers need to be off the street, out of sight or screened from view). Large metal containers with no signage in either green or brown seemed to be okay, but we need to get rid of the large wheeled dumpsters. He mentioned that those with a problem could contact the Aspen Trash. He said that they will come up your driveway to collect the trash and put the cans away.

Cars still parked on road. Call the Pitkin County Sheriff.

New Business:

A motion to elect the slate of HOA officers was offered, seconded and passed.

Chairman	Evan Boenning
Co-Chairman	Grafton Smith
Co-Chairman	Jim Dowley
Secretary	Shae Singer
Treasurer	Tom Van Straaten
Landscaping	Phyllis Smith
Architectural Review	Rich Haberman

Board members: Charles Hopton
David Watson
Pam Fox (alternate)

We have hired an Executive Assistant, Heather Emrick, who will assist the Board of Directors and membership in taking over different responsibilities, tasks and jobs.

We have also engaged an attorney, Paul Taddune, who will continue to assist in our set-up of architectural procedures and CIC (Common Interest Community) obligations.

Jim Dowley asked the membership what they expected from the HOA. Did they want a strict enforcement of the rules, or did they want to be more flexible and let a lot of things slide? Jane Moy suggested we rewrite the Covenants to encompass those values we were interested in having enforced and then strictly enforce them. Jim said that he would study the matter further. This will be revisited at future Board meetings.

Paul Ruid and Keith Hatanaka, who are retiring from the Board were thanked for their years of service.

Meeting adjourned at 6:00 pm.