

Mountain Valley Homeowners Association

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DRAFT

MINUTES of MOUNTAIN VALLEY HOMEOWNERS ASSOCIATION ANNUAL MEETING

July 13, 2023

Location: Online ZOOM Meeting

Please Note: All Mountain Valley Yearly Meetings will be cloud recorded via ZOOM. This will allow for more concise minutes to be taken, with full detail available via the Zoom recording.

Zoom link to the recording of the July 13, 2023 meeting

https://us02web.zoom.us/rec/share/faYYwJKb7f1UYxeC4E8X0ejW7Ke8crywcJyuaBo8Gmeem6ZCmjIOqTCw_Lr41pkB.z5jqShxQzuXIbbO

Please contact Susan@MountainValleyHOA.com for the passcode.

The Annual Mountain Valley Homeowners Association Meeting was called to order by Kenny Smith July 13, 2023, at 4:10 pm via ZOOM.

ATTENDANCE

ZOOM: 36 people attended representing 38 units (2 duplex).

PROXIES: 38 proxies received representing 40 units (2 duplex).

A quorum for the meeting was established with a total of 78 units represented.

TREASURERS REPORT – Jacqueline Tracy

Profit and Loss and Balance Sheets were presented by Jackie. Dues covering expenses, earning interest income this year. Expenses are in line with expectations. Note that Timberline LOC is set at 3% for 10 years, then adjusts to Wall Street prime. Profit and Loss and Balance Sheets are always available to review by any member of the HOA.

Careful work being done to keep the accounting of general funds and Powerline Project separate on Profit and Loss, etc.

MINUTES FROM 2022 ANNUAL MEETING

Draft Minutes from the 2022 Annual Meeting were reviewed and unanimously approved.

ARCHITECTURAL COMMITTEE – DEB TOMLINSON

Kenny apologized for the duration of his personal construction project and thanked the HOA for understanding.

Evan confirmed that no new major projects have been submitted.

LANDSCAPE REPORT – KANDI SHAFFRAN

Kandi reported that Runaway Shovel has resigned. Jim Anderson has taken over and is doing a good job.

UPDATE TO POWER LINE PROJECT – Will Dolan

Excavation is largely completed. Holy Cross is pulling the new cable and setting new transformers. Secondary connections being made before switching over to the new underground. Phase 2. SGM is finalizing the construction plans for phase 2 so we can send those out to bid. It looks like phase 2 could still begin this fall, but we are unsure at this point. Will and Kenny thanked the committee and owners for their support of the project.

Phase 2 will have a “block president”, Jesse Hoffman. He will lead owner discussions for the progress of that phase. Preliminary plans are available for review. Planning for phase 3 will begin as soon as possible but has not started yet.

Finances of phase 1 presented by Will. Phase 1 will come in around \$950K. In line with labor cost and material cost increases. \$2.9M was assessed overall, \$950K spent on phase 1. Kenny expressed hope that increases in interest rates might slow down new construction starts and cause more competitive bidding for phase 2. Kevin stated that it was very hard to get a lot of competitive bids for phase 1. Fighting inflationary forces at this point.

Kenny pointed out that we were able to get \$75K from the CoA, and \$50K commitment from other Aspen owners. All agreed that it would be nice to get some positive publicity from the local papers about our project.

TRASH COMPANY DISCUSSION

Kenny started the discussion that we need to continue to look at options to limit the number of trash companies working on Mountain Valley. Mary Hatanaka stated the issue that no one wants to pay more than they already do. It's hard to get everyone to agree on making a change on this. Skip Strasbourger and Don Harris noted that all properties are not equally accessible by large garbage trucks. Aspen trash has done a great job of providing service to skip and Don for 10 years.

BLOCK PARTY

Tom van Straaten and Shae Singer put together a draft letter. They chose a date of August 12th, with an extended time of 5pm - 7:30pm, and proposed a tent, table, and chairs. Please walk or ride bike to party to limit cars.

OLD BUSINESS

REMINDERS

- Reduce Speed
- New Speed Bumps
- Be sure to provide correct contact information.

YEARLY ACCOMPLISHMENTS

- New Speed Bump approved on West Lupine. Thanks, Will!
- Chipping Program. Thanks, Evan! Evan got Aspen Fire to financially sponsor the project.
- Powerline Project – Thanks for everyone's support!.

NEW BUSINESS

TRAILERS

Jayne Poss asked for clarification on trailers. There is a clause in our HOA docs stating that "unsightly items" are forbidden except for those hidden from view. The paragraph is quite subjective and may need future rewording to make it clearer. Steve Dine shared that another neighborhood he knows about had to adopt very specific language

about vans, trailers, etc., as there are a lot more of these types of vehicles and uses these days.

Pam Fox described how she has seen in her cul-de-sac, an increase of larger recreational vehicles associated with short term renters. Pam feels short-term rentals have really increased and need to be monitored.

Tom mentioned ongoing overnight parking in his area. Evan said this is not allowed.

Shae mentioned the new fire hydrant in front of her house.

Shae feels that persons renting units are not being properly informed of all the rules of the HOA, and that owners need to do a better job making sure that the rules are properly described to renters.

Elizabeth expressed concern that all of Mountain Valley has been "over-assessed: by the County and that it should be considered an HOA issue. This seems to be a "County" issue but is certainly affecting Mountain Valley homeowners. Evan stated that everyone can dispute their valuations directly to the County Commissioners. Bronwyn, Shae, Michelle, Pam Fox, Evan, and others added to this discussion. Evan said the mill levy will determine the taxes. This conversation was vigorous and in-depth. It was suggested that a "side-group" be formed to continue the discussion.

ADJOURNMENT

The meeting was adjourned at approximately 5:53 pm.