

## **Mountain View Estates Homeowners Association**

### **Annual Meeting Minutes September 25, 2019**

The annual meeting of the Mountain View Estates (MVE) Homeowners Association was held at the Steamboat Springs Community Center. Board of Director's present were Ward Van Scoyk (Vice President), Jim Peterson (Secretary/Treasurer).

A total of 22 people were in attendance representing 13 properties plus four proxies. The meeting was called to order at 6:45 PM by Ward Van Scoyk who introduced the board members. Homeowners present introduced themselves.

#### **President's Address:**

Ward stated that the HOA's president, Fred Fuller, has been in a serious bicycle accident in August and was in the rehab hospital in Denver and was showing improvement. Also it was explained that due to Fred's injuries he was not going to renew his term on the board.

- 9 properties in the subdivision changed ownership during 2018.
- 5 properties in the subdivision have changed ownership during the first six months of 2019.
- Ward explained that MVE homeowners are expected to adhere to the Association Covenants and Bylaws and consider the spirit of the HOA in addition to the provisions in the Covenants and Bylaws.
- Notices of Violation of the Covenants and Bylaws will be sent to individual homeowners upon receipt of a complaint.

#### **Approval of 2018 Annual Meeting Minutes:**

Ward stated that a copy of the minutes from the July 11, 2018 MVE Homeowners' Meeting had been e-mailed to all homeowners, posted on the MVE website and were available at tonight's check-in. There was no discussion about the minutes and Ward asked for a motion to approve the minutes as posted. The motion was made, seconded and approved unanimously by a voice vote.

#### **Treasurer's Report:**

Jim reviewed the 2018 Income and Expense report. A copy of this report was distributed to attendees and was also posted on the MVE website. A motion was made to approve the report as written. It was seconded and approved.

The 2019 Budget and six months of actual expenses were also discussed.

The 2020 Proposed Budget was reviewed. A motion was made to approve the report as written. It was seconded and approved.

#### **Architectural Review Committee:**

In 2018-2019 it was noted that there had been multiple ARC request for new construction, additions/remodels, and children play structures. It was noted that all exterior improvements should be submitted to the ARC before construction begins.

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For 2020 the following homeowners volunteered to serve on the ARC; Ed DeGross, Bill Belisle and Jon Peddie.

### **New Business:**

**Election of Directors:** Current directors (Ward, and Jim) agreed to continue to serve for another year and were unanimously elected. Also, Janet Choyowski Veals volunteered to serve on the Board and was unanimously elected.

**Proposed Fence Guidelines:** A proposed fence guideline was presented to the homeowners. Following discussion, the owners expressed a desire to continue to prohibit fences in the subdivision and the proposed guidelines were tabled.

**Potential Hiring of a Property Manager:** Owners discussed the possibility of hiring a third party professional property manager to enforce Covenants and Bylaws. Following discussion, it was decided not to take this step at present.

**Compliance Committee:** The owners present recommended and agreed to form a "Compliance Committee" to enforce compliance with Covenants, Bylaws and Governance Policies. The following owners volunteered to serve on the committee: Janet Veals, Billy Banks, David Gower, Ron Goodrich and Evelyn Berge.

**Trail Maintenance:** John Peddie will arrange for some maintenance work to be done to the Boulder Ridge trail. It was also noted that many years ago the homeowners voted to keep the association's greenbelts in their natural condition with no maintenance.

**Trailers:** The HOA's documentation prohibits the parking of all types of trailers, (including campers, boats and utility trailers) on any SFR property (except in an enclosed garage). Homeowners were reminded that at the 2015 annual meeting it was decided that board enforcement of trailers would be on a complaint basis.

**Next Annual MVE HOA Meeting:** It was discussed and agreed that the 2020 annual meeting should be held in September or October of 2020. The board will set a date and notify homeowners.

### **Adjournment:**

A motion was made to adjourn the 2019 Mountain View Estates Homeowners Association Meeting. It was seconded and approved at 7:45 PM.

Jim Peterson  
MVE HOA  
Sect. / Treas.