

## **MOUNTAIN VIEW ESTATES HOMEOWNERS ASSOCIATION**

### **ANNUAL MEETING MINUTES March 20, 2014**

The annual meeting of the Mountain View Estates (MVE) Homeowners Association was held at Rex's American Grill and Bar. Non-alcoholic beverages were provided to attendees and a cash bar was also available. Pizza and salad were available between 6:00-7:00 p.m. and cookies were served for dessert. Board members present were Jack Trautman (President), Dan Brabec (Vice President), and BJ Heuberger (Treasurer). Jeff Temple (Secretary) did not attend the meeting.

A total of 51 people were in attendance including 5 children. At 6:35 p.m. Jack opened the meeting and introduced the Board members. He then asked all the new neighbors to introduce themselves. Newcomers to Mountain View Estates were applauded and warmly welcomed by meeting attendees.

Jack reminded attendees that in September 2012, the Board voted to change the HOA's fiscal year from July 1 through June 30 to January 1 through December 31.

Jack announced that he would like to step down as President of the Board after six years of service. In addition, BJ is resigning her Board position after also serving six years. Jack made an appeal for volunteers to step forward and fill the vacancies on the Board.

**OLD BUSINESS Last Year's Meeting Minutes:** Jack stated that a copy of the minutes from the last MVE Homeowners meeting had been placed on each table in the conference room and had also been posted to the MVE website. Jack 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:**

BJ provided an update to an issue discussed at the September 2012 MVE Homeowners meeting. In 2009, the Board invested some of the HOA's funds in CDs. Consequently, the Board was notified by the IRS that the HOA would need to file tax returns dating back to 1989. BJ met with a CPA and filed all the necessary back taxes to satisfy the IRS. As of today's meeting, the Board has not received a reply from the IRS so we continue to operate under the assumption that the legal requirement has been met.

BJ reminded attendees that a decision was made at the last annual HOA meeting to collect HOA dues every four years rather than yearly. Consequently, the Board collected no dues in 2013 nor will they be collected in 2014. MVE neighbors will need to make their next quadrennial payment of \$25.00 in 2015 and BJ requested prompt payment of dues.

For the benefit of the newcomers, BJ reiterated that the customary HOA expenses include snowplowing the area around the mailboxes, insurance, state registration, and website maintenance as listed on the Financial Report. It was moved and unanimously approved that the Budget for 2014 will remain unchanged from 2013.

BJ asked for a motion to approve the 2013 Financial Report and the 2014 budget. The motion was made, seconded and approved unanimously by a voice vote.

Jack acknowledged the significant contributions made by BJ during her tenure as Treasurer for Mountain View Estates. He thanked BJ for her many years of service and commended her on a job well done. Attendees showed their appreciation with a round of applause.

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

Leslie Gamel stated that, at this time, there are no issues for the MVE architectural review committee to resolve.

Jack asked if there was any additional "old business" to discuss. No additional topics were raised and Jack commented that 2013 had been a quiet year in terms of HOA issues.

Jack discussed the responsibilities of the MVE Homeowners Association Board of Directors. He encouraged neighbors to make a service commitment for the one-year volunteer positions that are being vacated.

BJ nominated Jim Peterson for the position of Treasurer. Jim accepted the nomination and will assume the duties of the role beginning immediately.

One of the meeting attendees asked Jack to explain the specific duties of the HOA President and the required time commitment. Jack provided an overview of the role and its responsibilities, and then asked former HOA Presidents to

stand and provide additional comments. Three former Presidents shared their experiences and encouraged their neighbors to step up and volunteer. Jack provided his cell phone number (970.819.5354) for those who are interested in exploring the possibility of joining the HOA Board.

Jack put forward a motion to re-elect Dan Brabec as Vice President and Jeff Temple as Secretary and Jim Peterson as Treasurer to the Board of Directors. Further Jack Trautman as President and Jim Peterson as Treasurer shall be the authorized signors on the Bank of the West checking account and the authorized representatives of the Mountain View Homeowners Association to take any other actions as necessary at the Bank of the West. The motion was made, seconded and approved unanimously by a voice vote.

#### **NEW BUSINESS**

Jack asked meeting attendees if there were any new business topics to discuss.

An individual asked if there were any plans or 'opportunities' to have a path or sidewalk installed on Steamboat Boulevard.

Jack referred to the the August 2008 Open Space and Trails Master Plan published by Steamboat Parks and Recreation Department which shows a proposed hard surface trail along Steamboat Boulevard through Mountain View Estates.

Leslie Gamel shared her concerns about the lack of a safe route to school along Steamboat Boulevard. Leslie indicated she is in contact with the city regarding this issue. However, she also mentioned that the speed limit has been reduced from 25 MPH to 20 MPH along Steamboat Boulevard through Mountain View Estates.

Jack asked if there were any other new business topics. No additional issues were raised.

An individual thanked all the Board members for their many years of volunteer service.

#### **Adjournment:**

A motion was made and approved to adjourn the meeting at 7:05 p.m.

Respectfully submitted,

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Jack Trautman  
President  
Mountain View Estates Homeowners Association