

Mountain View Estates Homeowners Association

Annual Meeting Minutes March 31, 2016

The annual meeting of the Mountain View Estates (MVE) Homeowners Association was held at Rex's American Grill and Bar. Board members present were Fred Fuller (President), Ward Van Scoyk (Vice President), Jim Peterson (Secretary/Treasurer), and Michael Henjum (At-Large).

A total of 37 people were in attendance representing 24 properties plus five proxies. Following a social hour and dinner the meeting was called to order at 6:33 PM by Fred Fuller who introduced the board members. Fred then asked all of the new neighbors present to introduce themselves. The newcomers were warmly greeted by the meeting attendees.

President's Address:

Fred addressed that:

- 10 properties in the subdivision had changed hand during 2015 and welcomed new owners.
- The primary improvement made in 2015 was the paving of the turn-out area for the cluster boxes on Steamboat Blvd. Fred explained that the City of Steamboat Springs had done this work at no cost to the association when they repaved Steamboat Blvd.
- The association's liability and D&O insurance was transferred in 2015 to a new insurance company with about \$300 reduction in premium.
- A new snow removal company was been hired to clear the cluster boxes after each snowfall. Following a little confusion in the beginning everyone was now happy with the vendor.
- Parking of trailers continued to be an issue and two trailer owners were asked to move their trailers this winter

Approval of 2015 Annual Meeting Minutes:

Fred stated that a copy of the minutes from the March 19, 2015 MVE Homeowners' Meeting had been placed on each table and had also been posted to the MVE website. There was no discussion about the minutes and Fred 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 2015 Income and Expense report. A copy of this report was placed on each table and was also posted on the MVE website. A motion was made to approve the report as written, it was seconded and approved.

The 2016 Budget was also discussed. A motion was made to include \$1,000 in the proposed 2016 budget for trail maintenance. A motion was made to approve the 2016 Budget as amended. The motion was made, seconded and approved.

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Architectural Review Committee:

It was noted that only one architectural review request had been submitted during 2015 for a lot in Boulder Ridge.

Also, it was explained that one member of the ARC had moved out of the subdivision during 2015 and therefore a replacement was needed. Bill Belisle volunteered to fill that position.

The three ARC members are Ed DeGroff, Jon Peddie and Bill Belisle.

New Business:

Election of Directors: All of the current directors (Fred, Ward, Jim and Michael) agreed to continue to serve and were unanimously elected.

Collection Policy and a Reserve Study Policy: Ward Van Scoyk explained the State of Colorado requirement that every homeowners association was required to have a Collection Policy and a Reserve Study Policy. Copies of the two proposed policies were provided to the homeowners and following some discussion were approved. These will be added to the association's website.

Short Term Rental of residences: A homeowner asked about the association policy concerning short term rentals of individual residences. It was explained that the associations covenants prohibited commercial activities and since short term rentals were required to have a business license from the City and pay occupancy taxes it is the association position that they are commercial and therefore are not allowed. The directors will look at possible ways to strengthen the covenants regarding short term rentals. It was also noted that we should also review other provisions of the covenants to determine if other areas needed to be updated. (Note – following the meeting Airbnb and VRBO websites were reviewed and no rental listings were found for MVE. The board will continue to review these sites periodically to avoid future problems.)

Trash Removal: It was discussed if there was any interest in trying to get as many homeowners as possible to use a single trash service to obtain a group discount. Michael Henjum volunteered to contact the three trash services in town.

Other Items: Homeowners also discussed various issues including sporadic mail deliver to cluster boxes and recommendations for driveway plowing services. No action was taken.

Adjournment:

A motion was made to adjourn the 2016 Mountain View Estates Homeowners Association Meeting. It was seconded and approved at 7:35 PM.