

Mountain View Estates Homeowners Association

Annual Meeting Minutes March 19, 2015

The annual meeting of the Mountain View Estates (MVE) Homeowners Association was held at Rex's American Grill and Bar. Board members present were Jack Trautman (President), Jim Peterson (Treasurer), and Fred Fuller (Secretary). Dan Brabec (Vice President) was unable to attend the meeting.

A total of 40 people were in attendance representing 23 owners along with five proxies. The meeting was called to order at 6:35 PM by Jack Trautman and the board members introduced themselves. Jack then asked all of the new neighbors to stand and introduce themselves. The newcomers were applauded and warmly greeted by the meeting attendees.

Old Business:

Jack stated that a copy of the minutes from the last MVE Homeowners' Meeting had been placed on each table 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:

Jim reviewed the 2014 Budget Income and Expense report. A copy of this report was also placed on each table and was also posted on the MVE website. A motion was made to approve the report as read, it was seconded and approved.

A discussion was also made for the 2015 projected budget. A motion was made to continue the HOA dues for the next 4 years at \$25.00 per year per property owner. The motion was seconded and approved. Invoices for \$100 per lot will be sent out shortly.

Architectural Review Committee:

A couple of reviews were made by the review committee throughout the year with no issues to report with the majority of the new construction happening in Boulder Ridge.

New Business:

A property owner in Boulder Ridge had just recently purchased a lot and then promptly clear cut the trees off of the property. A discussion was made that no permit was required. The discussion was also made to the possibilities of an amendment to the covenants to prevent this from happening again in the future. The procedures to make changes to the covenants were then discussed.

The discussion continued as to keeping your lot and the greenbelts neat and clear from underbrush. It was determined that the City of Steamboat Springs does not have any jurisdiction and that it is up to the HOA to monitor these issues.

The discussion was then continued as David Josfan discussed the trails in Boulder Ridge and what it would take to maintain these trails in good condition, as well as the

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cost that would need to be spent. The ownership and the insurance of the greenbelts MVE property were also discussed.

A motion was made to spend up to \$1000 for the first year to apply towards maintaining the trails in Boulder Ridge (MVE Filing 4). The motion was seconded and approved.

There was also a discussion to install signage on the trails in the Boulder Ridge greenbelts. The board needs to do research as to whether the trails are private property or whether the City of Steamboat Springs has access to these trails.

A discussion was made to maintain the area in front of the cluster mail boxes located on Steamboat Blvd. The ground has sunk and there is a large puddle of water in front of the mail boxes. The board will investigate what will be required to make these repairs.

A discussion was made about the need to enforce the covenants. Last year a complaint was made regarding the parking of campers, boats and utility trailers and the board contacted a few homeowners and ask them to please conform to the covenants. A letter written by Scott MacFarland was read aloud to the attendees. The discussion included the possibilities of hiring a management firm to enforce these covenants, the possibilities of changing our covenants to include a time period, or to simply use peer pressure to enforce these covenants. It was agreed with unanimous consent of all of the homeowners present that the board should continue to enforce the covenants through the complaint process.

A discussion was made to have more volunteers join the board. Both Mike Henjum and Ward Van Scoyk agreed to volunteer. A motion was made to have both Mike and Ward on the board, along with present board members Fred Fuller and Jim Peterson it was seconded and approved. A big thank you went out to these men for stepping up.

Also, a big thank you went out to Jack Trautman for the 7 years that he has served on the board. It was recognized by all the attendees present that he has done a fantastic job as president of this board.

Adjournment:

A motion was made to adjourn the 2015 Mountain View Estates Homeowners Association Meeting. It was seconded and approved at 8:10 PM.