

Mountain View Estates Homeowners Association

Annual Meeting Minutes July 11, 2018

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 Fred Fuller (President), Ward Van Scoyk (Vice President), Jim Peterson (Secretary/Treasurer).

A total of 23 people were in attendance representing 19 properties plus eight proxies. The meeting was called to order at 6:45 PM by Fred Fuller who introduced the board members. Homeowners present introduced themselves.

President's Address:

Fred stated that:

- 4 properties in the subdivision had changed hands during 2017.
- 3 properties in the subdivision have changed hands during the first six months of 2018
- It was explained that due to lack of homeowners attendance in March 2017 the board decided to change the meeting to the summer in hopes of getting greater participation.
- Fred explained that MVE homeowners are encouraged to voluntarily adhere to the Association Covenants and Bylaws.

Approval of 2017 Annual Meeting Minutes:

Fred stated that a copy of the minutes from the March 16, 2017 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 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 2017 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 2018 Budget and six months of actual expenses were also discussed. A motion was made to approve the 2018 Budget which was seconded and approved.

The 2019 Proposed Budget was reviewed. A motion was made to approve the report as written. It was seconded and approved.

Discussion was held and a motion was made and seconded to keep 2019 thru 2022 annual due at \$25 per lot. It was also moved and seconded to collect 2019 thru 2022 total dues of \$100 in one billing in January 2019. Notice of the dues will be sent to all homeowners in January 2019.

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Architectural Review Committee:

In 2017-2018 it was noted by John Peddie that there had been multiple ARC request for new construction, additions, children play structures and a dog fence. It was noted that all exterior improvements should be submitted to the ARC before construction begins.

New Business:

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

Traffic Enforcement: It was brought up that many vehicles were speeding throughout the subdivision. The association has no ability to enforce traffic ordinances and homeowners should contact the Steamboat Springs Police concerning any issues they have about traffic enforcement.

Trail Maintenance: John Peddie will arrange for some maintenance work to be done to the Boulder Ridge trail. It was also noted many years ago the homeowners voted to maintain 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). It was decided by the homeowners at the 2015 annual meeting that board enforcement of trailers would be on a complaint basis.

Fire Mitigation: Due to the current drought it was suggested that all homeowners should consider establishing a 16 foot safety perimeter around their property.

Dogs: It was addressed that dog feces and barking was a problem in some areas of the association. It was requested that homeowners attempt to control their dogs and clean-up after them.

Next Annual MVE HOA Meeting: It was discussed and agreed that the 2019 annual meeting should be held in September or October of 2019. The board will set a date and notify homeowners.

Adjournment:

A motion was made to adjourn the 2018 Mountain View Estates Homeowners Association Meeting. It was seconded and approved at 7:45 PM.