

Mountain View Estates Homeowners Association

Annual Meeting Minutes September 22, 2022

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 18 people were in attendance representing 17 properties plus four proxies. The meeting was called to order at 6:40 PM.

Board Address:

- 14 properties in the subdivision had changed hands during 2021.
- 10 properties in the subdivision have changed hands during the first eight months of 2022
- MVE homeowners are encouraged to voluntarily adhere to the Association Covenants and Bylaws.

Approval of 2021 Annual Meeting Minutes:

The 2021 annual meeting was not held due to COVID, therefore there were no minutes to approve.

Treasurer's Report:

Jim reviewed the 2021 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 2022 Budget and eight months of actual expenses were also discussed.

The 2023 Proposed Budget was reviewed. Following discussion concerning the proposed legal expense (see Explanation of Paragraph 25 below) a motion was made to approve the 2023 Budget without the \$10,000 proposed Legal Expense. It was seconded and approved.

Discussion was held and a motion was made and seconded to keep 2023 thru 2026 annual due at \$25 per lot. It was also moved and seconded to collect 2023 thru 2026 total dues of \$100 in one billing in January 2023. Notice of the dues will be sent to all homeowners in January 2023.

Architectural Review Committee:

No report was given.

City of Steamboat Springs recent Vacation Home Rentals and Short Term Rental Ordinance:

Ward Van Scoyk explained the recently passed City of Steamboat Springs Vacation Home Rental and Short Term Rental (STR) Ordinance. The ordinance designated all area of the City by three zones. Green which allows for unlimited STR's;

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Yellow which allows a limited number of STR's; and Red which prohibits STR's with two exceptions, which are: 1) the property has a pre-existing VHR permit; and 2) the property has a STR permit and has been operating as a STR previously.

Mountain View Estates is in the Red Zone which does not allow STR's. The board is not aware of any properties in Mountain View Estates that might qualify under the two exceptions.

Explanation and Discussion of Paragraph 25 "Effect and Duration of Covenants" of the MVE's Declaration of Protective Covenants.

Ward Van Scoyk explained Paragraph 25 of the Declaration of Protective Covenants will expires on November 25, 2032 which is 20 years and 11 months after the death of Robert J. Hamilton the developer and Grantor of the MVE's subdivision. Following extensive discussion it was concluded by the members present that they did not want the Protective Covenants to expire. It was agreed that the HOA should proceed with preparation of and extension of the expiration date. Ward, Jim and Cindy Ptach will review exactly what procedures need to be followed to extend the Covenants and begin a process to draft an extension and obtain members approval.

New Business:

Election of Directors: The floor was opened for the nomination of board members. There was no one else interested in filling the third vacant position. The current directors (Ward, and Jim) agreed to continue to serve for another year and were unanimously elected.

Architectural Review Committee Members: Two homeowners volunteered to serve on this committee. Those owners are Stuart Erskine and Mark Jabber.

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.

Dogs: It was addressed that dog 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. It was also noted that the HOA does not have authority over this problem and if a problem continues the complaining party should file a complaint with the City.

Adjournment:

A motion was made to adjourn the 2022 Mountain View Estates Homeowners Association Meeting. It was seconded and approved at 7:30 PM.