

Mountain View Estates Homeowners Association

Annual Meeting Minutes March 16, 2017

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

A total of 19 people were in attendance representing 11 properties plus seven proxies. Following a social hour and dinner the meeting was called to order at 6:15 PM by Fred Fuller who introduced the board members.

President's Address:

Fred stated that:

- 3 properties in the subdivision had changed hands during 2016.
- During 2016 the association had to repair one set of postal cluster boxes that were damaged on Boulder Ridge Rd.
- The association's snow removal company had some issues clearing the cluster boxes during the heavy snowfalls in December 2016 and January 2017. Following a discussion the snow removal company hand shoveled around the cluster boxes to provide easier access.

Approval of 2015 Annual Meeting Minutes:

Fred stated that a copy of the minutes from the March 31, 2016 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 2016 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 2017 Budget was also discussed. A motion was made to approve the 2017 Budget which was seconded and approved.

Architectural Review Committee:

Only one minor ARC request was made in 2016.

New Business:

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

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Short Term Rental of residences: A homeowner noted that there were no MVE residences listed on AirBnB or VRBO's. A discussion about the association policy concerning short term rentals of individual residences followed. 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 therefor are not allowed. The board will review AirBnB and VRBO sites periodically to avoid future problems.

Trash Removal: At the 2016 annual meeting 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. The major trash services were contacted about a group discount. The trash services explained that since they would have to send out individual invoices to each homeowner they could not provide a group discount.

Speeding on association streets: It was brought up that many homeowners were speeding on Meadowbrook Circle. It was suggested that the City be contacted about placing their speed radar sign there periodically.

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 enforcement of trailers would be on a complaint basis.

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.

Adjournment:

A motion was made to adjourn the 2017 Mountain View Estates Homeowners Association Meeting. It was seconded and approved at 7:55 PM.