

MOUNTAIN VIEW ESTATES ANNUAL HOMEOWNERS MEETING
September 30, 2008

Our annual meeting held at Rex's American Grill was called to order at 6pm by Vice President Jack Trautman. Directors Lynn Wunder and Russ Orms attended. Hal Mathes was absent due to family matters.

The Treasurer's report was submitted by Lynn and approved by motion from Ward Van Scoyk with a second from Don Lathrop. See attached copy of report.

Leslie Curley reported for the Architectural Review Committee with no recent action and no pending activity to report.

Lynn Wunder reported that our refurbished sign is now in place and no action was taken on a new sign at the Sanctuary entrance to MVE.

Jack Trautman reported on the new website which is up and running. The upfront cost was \$300 with annual costs estimated at \$150-\$200 per year for maintenance.

Jon Peddie reported on the progress of development of Filing 4. The area of most concern to homeowners was the new trail which is being developed within the greenbelt of Filing 4. Linda Litteral questioned Jon regarding 1) verbal promises made by original developer Robert Hamilton that were not kept 2) no prior notification was given to the homeowners adjacent to Filing 4 from either Jon or the BOD prior to construction of the trail 3) no approval was solicited or given by the adjacent homeowners or the BOD. 4) if the trail is available to all MVE homeowners, where will the access to the trail be located and 5) who will maintain the trail. Jon's response was that approval was not needed prior to construction of the trail as it is currently on his private property and has not been deeded to MVE. Jon considers the trail a significant positive improvement to his development and to MVE and expressed his belief that the trail will be very well done designed to be maintenance free.

It will be a trail available to all homeowners of MVE. The main question was access to the trail which is currently only accessible from the main Boulder Ridge Rd. There is a possibility of additional access from Sundance Ct. along the existing sewer easement however permission will need to be obtained from the homeowners. Also there is a possible access point on the SE corner of the trail to Steamboat Blvd. Again permission will have to be obtained from the homeowners. Finally, Jon promised to remove all brush and cuttings generated during construction of the trail and indicated a willingness to consider removal of some dead trees in the greenbelt.

Sally Bowden reported the final costs and attendance (50 adults 20 children) of the annual picnic and everyone wanted offer special thanks to Leslie Curley for allowing the use of her property for the picnic.

Jack reminded everyone about the prohibition of any long term parking of trailers, boats, and motor homes.

A general discussion of greenbelts was next with Jack and Ward explaining that the greenbelts for Filing 1, 2 and 3 were not deeded to MVE by Robert Hamilton. This according to Ward was a simple oversight and he has begun the process of correcting.

The BOD submitted a "Proposed rules" document to homeowners for the access, use, landscaping and maintenance of all greenbelts. See attached. We asked homeowners to submit any comments or concerns to the BOD by November 1, 2008 for consideration by the board prior to our vote.

Lynn discussed the 2009 budget with the comment that we currently spend about an equal amount of money that we receive in fees and the costs for 2009 will be approximately the same as 2008. A few variables exist regarding snow removal, website fees and the costs associated with the annual picnic and annual meeting.

Hal Mathes and Lynn Wunder will be leaving the board with our thanks for their long term of great service to the homeowners association. B. J. Heuberger and Dan Brabec were elected to the BOD by vote submitted by Ward and seconded by Don Lathrop.

Having no other business the meeting was adjourned at 7:30 pm.

Russ Orms, Secretary