

Mt. Valley Estates Home Owners Association

Annual Meeting September 17, 2009

136 Votes present; 18 by proxy

Meeting start 5:10 called to order by John Parker

Proof of Notice mailed 14 days prior to meeting.

Roger D made motion to approve the minutes from the 2008 meeting; second by Jim L; motion carries.

Jim L made motion to approve agenda; second by Sheila D; motion carries.

Sheila D made motion to approve hiring Ron Carpenter as the winter snowplow remover; second by Roger D; motion carries. Note: Our truck and plow will be used to do plowing; he will be paid at an hourly rate.

Jim L made motion to approve budget and financial report; second by Brian M; motion carries.

Jim L made motion to approve the payment/reimbursement to John Parker for tank and pump to water trees in the amount of \$1,221.66. Second by Kara B.; motion carries.

Jim L made motion to do so when funds are available; second by Kara B.; motion carries.

John P abstained from voting on the purchase of the pump and tank.

#### 6. Other Discussions:

Moving the Broken Arrow sign away from subdivision sign, possible to move Broken Arrow sign to the other side of Emperious.

TREES- John P will wait until spring 2010 to see what trees did not make it through the winter. May use male cottonwoods to replace the dead trees. Roger D made suggestion to wait until houses are built to plant the tree on the lot. Kara suggested that we contact Nancy Leggitt to take care of the trees on the vacant lots through the spring/summer.

COMMON LOT- at this time we do not have chlorine in our water system, as it is not needed. If more houses are built or the commercial gas station goes in, the lot

would have to be torn up. The lot would be put back together ASAP.

Mr. and Mrs Scholugh were asked to get all vehicles currently licensed/street legal, weed-eat their lot and have grass planted; lot should be seeded before winter. John P did make the offer that any excess vehicles could be temporarily parked up on some of his property north of the airport.

FIRE PITS- John P will re-word the covenants concerning this matter.

CITY SEWER- John P- at this time the Deep Creek Water and Sewer Sanitation District is paying the same as city, eating the difference/ trying to eat the difference. The agreement can be seen on the website.

HOUSE #'s should be 3" high out by the street or on house. (Reminder)

Speed Limit sign - Roger D to research; 25 mph agreed upon.

Kara B made motion to adjourn, second by Sheila D.

Meeting end 5:56 pm

**MVEPOA  
PROPOSED BUDGET 2010**

**EXPENSE**

Yahoo web page	\$300
Snow plowing	\$1,000
Insurance	\$1,200
Bank Fees	\$50
Accounting	\$600
Road Grading	\$1,000
Office supplies	\$50
Property taxes	\$50
<b>TOTAL EXPENSES</b>	<b>\$4,250</b>

**INCOME**

Proposed Dues \$100/lot 55 developed lots Sold 41 Unsold 14	\$5,500
<b>TOTAL INCOME</b>	<b>\$5,500</b>
<b>NET INCOME 2010</b>	<b>\$1,250</b>
<b>BALANCE AS OF 7/1/9</b>	<b>\$2,065.27</b>

**FYI DUES OF \$100 PER LOT WILL BE DUE ON 12/31/09**

1/26/09

After proper notice, a special meeting of the Board of Mountain Valley Estates Property Owners Assoc. was called to order by Chairman & President John Parker for the purpose of removing Patch McComas as signatory and making Kassidy Mankowski signatory on the MVEPOA checking account at Miners and Merchants Bank in Creede, CO.

After a motion as stated above, the motion was approved unanimously by John Parker (the board)

A handwritten signature in cursive script, appearing to read "John H Parker II".

John H Parker II  
Chairman & President