Mountain View Estates Homeowners Association
2026 Minutes Annual Owners Meeting
October 27, 2026
6:00 PM

The annual meeting of the Mountain View Estates (MVE) Homeowners Association was held at the Steamboat Spring Community Center. Board of Director present was Jim Peterson (Secretary / Treasurer). Jim announced that after 12 years on the board he was retiring after this meeting.

A total of 41 properties were represented with:
- 3 Homeowners on Zoom
- 28 Homeowners in person
- 10 Homeowners by Proxy

Approval of previous Annual Meeting Minutes:

The last annual meeting was held in 2022, therefore there were no minutes to approve.

Treasurer's Report:

Jim Peterson reviewed the financial statement for the period ending December 31, 2025. There were no questions and were approved unanimously.

The 2026 Budget and nine months of actual expenses were discussed with no questions.

Two proposed 2027 Budgets were presented to the owners. One proposed budget included the increased annual operating for hiring a professional HOA management company. The second proposed budget excluded the professional HOA management company expense with the MVE-HOA continuing to operate as a self-managed HOA

The decision of which 2027 budget to proceed with was deferred until later in the meeting.

Architectural Review Committee:

No report was given.

Discussion concerning the Hiring of a Professional Management Company (PMC) followed:

Owners asked what services a PMC would provide. Among other services provided the following were highlighted.

- Accounting, budgeting, and preparation of financial statements

- Homeowner communications and collection of annual dues
- Conduct Bod and Owners meetings – notices, agenda, minutes, etc.
- Addressing violations of covenants, rules and regulations
- Bidding and managing association insurance policy, snow removal and other HOA contracts
- Addressing legal issues and annual tax return preparation
- Assuring compliance with state regulations & record keeping including CCIOA
- Preparing estoppels and responding to questions from prospective buyers and agents

Costs of a PMC were estimated to be about $125 per year ($10 per month) per lot in addition to the current HOA dues of $25 per year.

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

Jim Peterson and Jill Brabec led a discussion about Paragraph 25 of the Declaration of Protective Covenants and explained that the 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 discussion, it was concluded by the members present that while they did not want the Protective Covenants to expire the timeline was still 6 years away. It was agreed that the HOA should defer preparation of and extension of the expiration date until 2030.

New Business – Homeowners Concerns and Issues:

The primary discussion item was approval of fences in the subdivision.

The HOA covenants paragraph 7 states: "…functional fences or walls as may be approved by the (ARC) Committee or shall constitute an integral or decorative part of the dwelling to be erected on a Lot…". In 2019/20 a Proposed Fence Guideline was drafted but apparently was not incorporated into the HOA covenants. It was also agreed that the ARC should take into consideration, when reviewing a fence request, the thoughts and feeling of surrounding property owners.

Homeowner Item Needing Action:

- Appointment of Board of Directors (BOD): Five owners volunteered to serve on the board:
  - Kiva Patten
  - Scott Cortez
  - Alan Rudolph
  - Mike Heflebrower
  - Tom Best

- Appointment of Architectural Review Committee Members: Three owners volunteered to service on this committee:
    - Josh Pollard
    - Carol Clark
    - Tom Gannon

- Determination of 2027 and beyond Annual HOA Dues and Property Managers:
  In a straw vote of the 41 lot owners in attendance 15 owners voted for Professional Management and 26 owners voted to continue self-management of the HOA. The new BOD members will proceed with self-management for the future.

Adjournment:

A motion was made to adjourn the 2026 Mountain View Estates Homeowners Association Meeting. It was seconded and approved at 7:30 PM.