MOUNTAIN VIEW ESTATES
ANNUAL HOMEOWNERS MEETING
October 27, 2026
6:00 pm
at
Steamboat Springs Community Center
1605 Lincoln Avenue, Steamboat Springs

MEETING AGENDA

I. **6:00pm CALL-TO-ORDER**

II. **INTRODUCTIONS & DETERMINATION OF QUORUM**

III. **APPROVAL OF ASSOCIATION MEETING MINUTES**
Annual Meetings have not been held since 2022, therefore there are no minutes to approve.

IV. **REVIEW OF FINANCIAL CONDITIONS OF OPERATION**
- **A. Review of financial statement for the period ending December 31, 2025**
- **B. Review of proposed 2026 Budget and actual 9 months of 2026**
- **C. Proposed 2027 Budgets**
  - **Proposed 2027 Budget with professional HOA management**
  - **Proposed 2027 Budget without professional HOA management**

V. **DISCUSSION concerning the hiring of professional HOA management**

VI. **EXPLANATION AND DISCUSSION of paragraph 25 ("Effect and Duration of Covenants") of MVE's Declaration of Protective Covenants.**

VII. **NEW BUSINESS**
- **A. Homeowners Concerns and Issues**

VIII. **HOMEOWNERS NEEDED ACTIONS**
- **A. Election/Appointment of Board of Directors**
- **B. Election/Appointment of Architectural Review Committee**
- **C. Determination of 2027 and beyond Annual HOA Dues**

IX. **ADJOURNMENT**

ASSOCIATION's WEBSITE:
www.mountainviewestatessteamboat.com

Mountain View Estates
Homeowners Association
2025 Budget and
2025 Actual Income & Expenses,
and Cash Balances

1/1/2025 Yampa Valley Bank Account Balance **$32,566.14**

Receipts:		**2025 Budget**		**2025 Actuals**
Architectural Review Fees	$	0	$	0
Interest Income		700		645.81
2023-26 HOA Dues (not previously paid)		0		0
Total Receipts	$	100	$	645.81
Expenses:				
Mail Boxes Snowplowing		1,400		945.00
Liability Insurance		700		638.00
Operating Expense (Postage & bank charges)		50		6.24
Annual Meeting		100		0
Association Website Maintenance		450		185.00
P. O. Box Rental		250		226.00
Legal Expenses for Assoc. Document Review		5,000		0
Corporation Registrations		25		25.00
Total Expenses	$	7,975	$	2.025.24

12/31/2025 Yampa Valley Bank Account Balance **$31,186.71**

Mountain View Estates
Homeowners Association
2026 Budget and
2026 Actual Income & Expenses (for 9 months)
and Cash Balances

1/1/2026 Yampa Valley Bank Account Balance **$31,186.71**

Receipts:		**2026 Budget**		**9 months 2026 Actuals**
Architectural Review Fees	$	0	$	0
Interest Income		600		421.89
2023-26 HOA Dues (not previously paid)		0		100.00
Total Receipts	$	600	$	521.89
Expenses:				
Mail Boxes Snowplowing		1,400		315.00
Liability Insurance		700		638.00
Operating Expense (Postage & bank charges)		25		3.95
Annual Meeting		100		142.43
Association Website Maintenance		400		225.00
P. O. Box Rental		250		236.00
Legal Expenses for Assoc. Document Review		5,000		0
Corporation Registrations		25		75.00
Total Expenses	$	7,900	$	1,635.38

9/31/2026 Yampa Valley Bank Account Balance **$29,973.22**

Mountain View Estates
Homeowners Association
2027 Proposed Budget
(assumes that a HOA Management Co. is hired)

Projected Revenues:	
Association Dues ($175 per lot for one year, 118 lots)	20,650
Interest Income	500
Architectural Review Fees	0
Total Estimated Revenues	$ 21,150
Property Expenses:	
Cluster Box Snowplowing	1,500
Insurance	700
Business/Operating (Postage)	100
Annual Meeting	200
Total Estimated Expenses	$ 2,500
HOA Management Company Costs: (estimates)	
Website Administration ($10 per lot 118)	$ 1,180
HOA Management Fees ($150 per lot 118)	17,700
Accounting/Tax Preparation	500
Licenses / Registration Fees	75
One Time Set-up Costs ($10 per 131 lots)	1,310
Total Estimated one year HOA Mgt Co costs	$ 20,765
Projected 2027 Annual Operating Expenses:	$ 23,265
Projected One Time Expenses:	
Legal Expense (est) for Assoc. Duration of Documents	$ 5,000

*** Note: Assumes that HOA Dues will be collected each year for 2027 and beyond on 118 lots.**

Mountain View Estates
Homeowners Association
2027 Proposed Budget
(assumes no changes to HOA operations)

Projected Revenues:

Association Dues ($25 per lot for 4 yrs, 118 lots)	11,800
Interest Income	500
Architectural Review Fees	0
Total Estimated Revenues	$ 12,300

Projected Expenses:

Cluster Box Snowplowing	1,500	
Insurance	700	
Business/Operating (Postage)	100	
Annual Meeting	200	
Association Website Maintenance	400	
PO Box Rental	250	
Colorado Corporation Registrations	75	
Annual Estimated Expenses	$ 3,225	
4 Years Estimated Expenses (2027-2030)		$13,300

Projected One Time Expenses:

Legal Expense (est) for Assoc. Duration of Documents	$ 5,000

*** Note: HOA Dues are collected once every four years, dues for 2027-2031 at $25 per/year per/lot.**

Effect and Duration of Covenants

25. EFFECT AND DURATION OF COVENANTS; The conditions, restrictions, stipulations, agreements and covenants contained herein shall be for the benefit of and binding upon each Lot in the Property, and each owner of property therein, his successors, representatives and assigns, .and shall continue in full force and effect until twenty (20) years and eleven (11) months after the death of Grantor.

Robert J. Hamilton died on 12/25/2011

20 years and 11 months will be 11/25/2032

The MVE Covenants will automatically expire on 11/25/2032 unless 67% of the owners vote to extend the covenants.

The following is the process to amend the covenants. The portion highlighted in yellow require that the 67% vote must be in writing, executed and acknowledged, and recorded.

26. AMENDMENT: The conditions, restrictions, stipulations, agreements and covenants contained herein shall not be abandoned, terminated or amended except by written consent of the fee simple owners of record of 67 percent of the Lots in the Property and consent of Robert J. Hamilton, unless he then be deceased. Provided, however, that Grantor may amend any part of this instrument, at any time within five (5) years from the date of recording hereof in the real property records of Routt County, without necessity of consent of any owners of Lots or any resolution as aforesaid, if Grantor shall determine that such amendment is necessary and proper for the best interests of the landowners in the Property, No amendment, abandonment or termination shall be effective unless and until the consents required as hereinabove provided shall be reduced to writing, executed and acknowledged, and recorded in the real property records of Routt County, Colorado.

Mountain View Estates Homeowners Association
Annual Meeting
Proxy Designation

The undersigned owner of a Mountain View Estates lot and therefore a member of the Mountain View Homeowners Association, hereby appoints the person indicated below, (or the Board) as the lawful agent and proxy of the undersigned; to represent the undersigned at the Annual Meeting of the members of the **Mountain View Estates Homeowners Association to be held Tuesday, October 27, 2026 at 6:00 PM at the Steamboat Springs Community Center 1605 N. Lincoln Ave., Steamboat Springs, Colorado** and at any adjournment or postponement thereof, and to vote all undersigned votes at such meeting and any adjournment thereof and upon all matters properly coming before the meeting.

Proxy can be given to either 1.) The Board of Directors or 2.) Another MVE owner who will be attending the Annual Meeting

_____ I do not expect to be present at the meeting and hereby designate the following as my proxy.

Proxy given to: _____

Owners Name (printed): _____

Property Address:_____

Phase and Lot Numbers: _____

Date: _____ Owners Signature: _____

Please give this form to the person representing you to present at the annual meeting or return it to the Mountain View Estate Board. Completed proxies can be sent via:

US Post ..... Mountain View Estate HOA
P. O. Box 771830,
Steamboat Springs, CO 80477

e-mail ..... Jim Peterson at jpetersonsbs@comcast.net