



MINUTES FROM THE MAPLE VALLEY HOA SPECIAL MEETING

MAY 4TH, 2023 AT 7PM VIA ZOOM

I. CALL MEETING TO ORDER:

Tory Korthuis, President called the meeting to order and roll call conducted of the HOA Board members. Alex Hellrung, Board Member at Large, moderated the chat.

II. QUORUM REQUIREMENT:

A Quorum was established through attendance and proxy votes. 28 proxy votes were collected and 46 people attended the meeting.

III. A VOTE WAS CONDUCTED FOR THE CHANGE IN BYLAWS:

Tory Korthuis, President, asked if there were any questions or concerns on the proposed bylaw changes that were posted on the Maple Valley HOA website. Stuart Schwartz was opposed to the proposed bylaw change to Article VII, Section 1 and Article VIII revising the way the vote is tabulated to increase the annual assessment limit from minimum 2/3 to the majority of votes counted at the meeting of membership by proxy or in person. Other members raised this concern and the size of the quorum. The topic was discussed further and it was mentioned that the quorum size was not reduced from 40% to 20% in January's meeting but from 25% to 20% due to lack of attendance at past meetings. It was mentioned that we now have proxy voting to make voting easier and hopefully increase member participation. A resident asked how many homes are in the neighborhood. There are 107 homes in Maple Valley. It was asked how many homes make up 20%. We are using 22 homes (21.4%) to make 20%. It was brought up that some people supported some of the changes but not all of the changes. It was determined that this was a YES or NO vote as we had already collected proxy votes from other members. Bob and Holly Chartier motioned to start the vote. The vote was completed through zoom chat.

IV. A VOTE WAS CONDUCTED ON THE FENCE REPLACEMENT ALONG INDIANA

John Ford, Treasurer, started the discussion about the origin and responsibility of the fence. Through researching the recorded documents of Maple Valley, the Subdivider's Agreement was found denoting the fence as a requirement. Looking through subsequent recorded documents and in reviewing the Articles of Incorporation there is mention of the Subdivider's Agreement regarding the HOA and the member's responsibilities (highlighted places of the attachments to these meeting minutes). Since these documents were recorded there has been no changes to these items in subsequent amendments to the Protective Covenants. Gina, Vice President, showed the documents on the screen at zoom as well as photos of the fence. Members that live by the fence agreed that it had blown down in places and in need of replacement. John Aguilar asked about the previous voting form at the January meeting and the option about not replacing the fence. Kristen, Secretary, said that this option was an error and that after further researching and obtaining the Subdivider's Agreement and reviewing the Articles of Incorporation, the fence is required. David Derks brought up the concern of the cost and that it may decrease or increase over time. Kristen, Secretary, mentioned that John, Treasurer and Tory, President, have made numerous repairs on the fence over the past few years and that they are no longer available to do so and that we would have to start calling a repair person. It was mentioned that the fence is 30+ years old and that it is time to replace the fence. A special assessment will be sent out in the amount of \$374.00 and will be due 60 days from receipt of the notice. If a member is incurring a hardship at this time, please email the board. Mary Albertoni motioned to complete the vote and the vote was completed in Zoom Chat.



Below is a list of the documents referenced and on our HOA Website

- Subdivider agreement – Executed on May 16th, 1985 and recorded June 20th, 1985
- Protective Covenants – Executed June 11th, 1985 and recorded June 13th, 1985
- Articles of Incorporation – Executed on August 13th, 1990
- 1st Amendment to the Protective Covenants - Executed February 7th, 1990/Recorded March 8th, 1990
- 2nd Amendment to the Protective Covenants – Executed April 4th, 1992/Recorded April 8th, 1992
- 3rd Amendment to the Protective Covenants – Executed February 7th, 1994/Recorded on same day

V. A VOTE WAS CONDUCTED ON THE HOA CONTRIBUTION FOR RVC MEMBERSHIP

Gina, Vice President, read a story regarding the history of Ralston Crossing, the 1800's community that was located along the Ralston Creek Trail where it crosses Indiana and how important the history of the Ralston Creek, where gold was first found in Colorado, is to our area and Maple Valley. She discussed the role of the Ralston Valley Coalition (RVC) as a group of HOA's that collectively will accomplish more with government entities in protecting the Ralston Valley and our neighborhoods from incompatible land uses than MVHOA could accomplish on their own. RVC is active in reviewing the compatibility and impacts to the area of many development proposals currently in process and will have a big focus on the City and County transportation master plans that are coming. RVC will be hosting a Transportation Town Hall meeting in the coming months and encourages all who are concerned with traffic in this area to attend and learn more from City, County and State officials. RVC is a volunteer-run, Colorado non-profit organization solely funded by HOA memberships and donations. Funds are spent on basic operation of the NP such as website, zoom account, mailchimp and insurance as well as the occasional legal expenses as needed to protect the community. Should RVC ever be dissolved, the \$10 annual assessment per home that Maple Valley pays would be discontinued at that time. It's specifically stated in the RVC bylaws that if the organization is dissolved, any funds remaining at that time would be spent to enhance the park along the trail... i.e. plant trees, or some other enhancement to improve the park habitat. Gina thanked the handful of neighbors who have funded the RVC membership for Maple Valley over the past few years and asked that the full Maple Valley membership please consider a \$10 annual fee so MV can continue as a member of RVC to protect our neighborhood. The new owner of the property south of the creek (where Amazon would have been) is Remington Homes and we want to be a part of the conversation as that development moves forward in the coming year to make sure it is compatible with the area. RVC has been invited by Remington to offer community input on the project. Alex Hellrung motioned to complete the vote and the vote was completed by Zoom Chat.

VI. OTHER AREAS OF BUSINESS MENTIONED AT THE MEETING:

- A. Ryan Zerr asked if there was any follow up from January's annual meeting regarding the status of the City taking care of the roads.
- B. Some residents mentioned they may want to revisit the Quorum requirements at the next Annual meeting.
- C. May 6th Trail Clean up Reminder

VII. REQUEST FOR NEW BOARD MEMBERS

- A. John Ford, Treasurer, announced that he will be stepping down from the Treasurer position at the end of this year after 9 years of service and asked for volunteers to step forward.
- B. The Board is requesting members to volunteer for the Architectural Control Committee as well as any members that may be interested in becoming a member at large to learn more.

VIII. MEETING ADJOURNED