



## MINUTES of the ANNUAL MEETING OF MEMBERS

### MAPLE VALLEY HOMEOWNERS ASSOCIATION

**JANUARY 21, 2023**

- I. NOTICE AND LOCATION: Notice with a meeting agenda was provided to all Members in accordance with the Bylaws. The Location of the Meeting was the meeting room at the Westwoods Police Station, 6644 Kendrick Dr Arvada CO 80007.
- II. CALL MEETING TO ORDER: Ken Charles called the meeting to order at 10:38am in lieu of President Tory Korthuis.
- iii. ESTABLISHMENT OF QUORUM: A quorum was present.
- IV. OLD BUSINESS / MAINTENANCE
  - A. Trees up at the front that are dead will be removed in the Spring. The issue with planting new trees is that there is no sprinkler system or way of watering them for the 2 to 4 months required. It is to be determined on how to replace these trees. A Request from one of the residents in attendance was to add Pine Trees or larger trees to buffer the noise and enhance safety from Indiana.
  - B. A sprinkler line ruptured underground and will be replaced. Rich Trout volunteers and puts up reflectors along the sidewalk as a guide for snow plows to not hit the sprinkler system, but they still get hit. We utilize funds from the HOA to maintain these items as we have been doing in past years.
  - C. New maintenance – we are switching from our old lawn-cutting service to a new service that currently takes care of Faith Bible Church. They will include more than just mowing as items need to be attended to, i.e., Trimming, branch removal, maintenance of the front.
  - D. Neighborhood Website – We have transferred host and website provider to WIX. New board member Alex Hellrung has been working hard on transferring all old documents and improving the access to all on the new webpage. It is still in development and will offer an online payment option for next year's annual dues. [www.MapleValleyNeighbors.com](http://www.MapleValleyNeighbors.com) Residents brought up the need for a discussion board. The question then was asked, "How many residents are utilizing and looking at the discussion board?" It was decided that if a resident had a concern, they could email it to the board and the board can then email it out to all residents for maximum exposure.

V. FINANCIAL REPORT – TREASURER: John Ford, the treasurer created the Budget Summary and reviewed all with attendees at this meeting. Below are the noted expense items discussed:

- A. Overall budget is in good financial standing. There was a surplus this year of \$1,700. The HOA budgets for about a \$1,000 surplus each year to keep adding to the “reserve fund” for unexpected expenses. This year we exceeded the goal, as noted.
- B. The HOA raised dues this year to \$125.00, which is less than the maximum allowance by State Statutes. The increase in dues is to cover an increase in regular costs such as water, electricity, etc.
- C. The HOA fees do not currently include a contribution for membership to the Ralston Valley Coalition. The membership costs \$1,000 per year per HOA. In order for Maple Valley to be a member of the Coalition for 2023 we are seeking resident contributions. Last year the membership was funded by private contributions made by some of our Maple Valley residents. Please contact Gina Hallisey at 303-726-6111 for more information on the Ralston Valley Coalition. We will be asking residents to vote on whether Maple Valley HOA continues to be a member for 2024 with an increase of the HOA dues by \$10 per year. If at any time RVC disbands, the \$10 per year per owner would be discontinued at that time.

## VI. REPORTS FROM COMMITTEES

- A. ACC REPORT – Architectural Control Committee with Ken Charles, Chad Laverty, and Rich Trout. The ACC and HOA are trying to make the process for Request Submittals as easy as possible. On the new website is the form for the Homeowner to complete and remit. All requests for approval must come directly from the Homeowner whether it be by email, in person or mail. The approvals have been verbal and in writing. The HOA suggests that a record of the approval be kept by the homeowner. We are actively working to expedite this approval process more quickly in the future.
- B. WELCOME COMMITTEE - Ali Young, showed us the beautiful Welcome Basket and the Binder that is given to new residents. She asked how many people feel the binder will be utilized? She coordinates with the Secretary to give baskets to new residents and welcome them to the neighborhood. We have been providing Welcome Baskets for many years now.

- C. UPCOMING REPAIRS - The Fence at Main Entrance: The fence is brittle, has blown over in sections, and was installed at the time the community was built in the early 80's. We are looking into pricing and have current bids between \$26,000 - \$35,000 to replace with a similar looking and cedar constructed fence. A few residents expressed replacing the existing fence with a more durable and weather resistant fence such as Trex or Brick. These residents will seek out bids for alternative fencing. At some point this year, the fence will be voted on and a special assessment will be due for replacement. Upkeep of the entrance landscaping and the entrance fence is a requirement of the HOA.
  
- D. TRAIL CLEAN UP & ENTRANCE CLEANUP – Gina Hallisey recapped this year's events and the success of the trail cleanup. She asked if more residents would like to get involved and if we could make the entrance cleanup a part of this or an additional effort, as there is debris and trash that collects along Indiana. The residents agreed and a sign-up sheet was circulated.
  
- E. NEIGHBORHOOD EVENTS – Gina Hallisey and Alex Hellrung recapped the successful events of the year. There was a wonderful combined turn out of Shadow Mountain and Maple Valley neighbors for a Halloween event, Easter event, and a “Give Thanks” Donation drive for our local police and firemen, among many other holiday themed events. The members at the meeting seemed pleased with these events and are interested in contributing in some way. There was mention of the “Give Thanks” Donation Drive for our police and firemen to become an annual event. A sign up sheet was circulated for volunteers and contributions for events and there is a special email to contact the neighbors who lead the neighborhood events which is [SMMVevents@gmail.com](mailto:SMMVevents@gmail.com) or follow the Shadow Mountain and Maple Valley Neighborhoods Facebook Group page. You can also sign up for the event email list to stay informed at: <https://www.maplevalleyneighbors.com/join-the-email-list>
  
- F. VOLUNTEER APPRECIATION – We are very thankful for all that contribute their time and funds to enhance our neighborhood. Thank you to all of the volunteers and board Members for their time and efforts.
  
- G. OTHER REPORTS – RALSTON VALLEY COALITION: Gina Hallisey discussed the purpose of RVC and the benefits of the HOA being a member. The RVC has become a collective voice that the City Council and Government Officials are listening to. There is power in numbers. There are new developments going on in the area that the Coalition is following and will engage when necessary to protect the citizens of the Ralston Valley from incompatible developments. New developments off 60th & McIntyre and several on Indiana are of concern. The farmland just south and adjacent to Maple Valley Park has just sold. It is going to be developed. We are unaware of the developer's intention. Due to the size and activity of the RVC, the residents of Arvada voices are heard. Maple Valley has infill properties to the south and north of us that need to be followed to monitor the development and protect our neighborhood. RVC will help with this.

## VII. NEW BUSINESS

- A. BYLAW CHANGES - The Members discussed the bylaw changes and it was unanimous that a proxy vote is needed in order to complete HOA business. In tandem, the size of the Quorum was discussed and the number to meet the Quorum determined. The current bylaw requirements for the Quorum and Vote were met at the meeting, and the vote resulted in favor of the two revised bylaw sections below:

1. Article III. Section 4 – Quorum: The presence of 20% of the Members at the meeting shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation or these Bylaws. If at least 20% of Members are present in person and/or by proxy, the Board of Directors has the right to accept 20% of the Members as a legal quorum for the purposes of all matters coming before a meeting of Members. Voting shall be decided by the vote of a majority of the Members in person and/or proxy validly cast at such meeting.

2. Article III. Section 5 – Voting: Members in good standing are entitled to vote on issues requiring a vote of the membership. Voting shall be in person, by ballot or by signed proxy.

- B. OTHER BY-LAW CHANGES AND PROPOSED COVENANTS – upon review of the proposed changes at the meeting, it has been determined that additional revisions are needed. The Board of Directors is to review the bylaws and proposed covenant changes taking into account the comments from the Members at the meeting and edit again. For example, the proposed covenant change for Leasing. At the meeting it was determined that a copy of the lease does not need to be furnished to the HOA and in lieu a notification of lease with contact info for the tenant and statement stating that the Covenants have been provided to the tenant is sufficient. Once the revisions are complete, they will be sent out to the residents again with a Proxy voting form for a proper vote.
- C. BOARD MEMBER VOTES: Tory Korthuis will continue as the President, John Ford will continue as Treasurer of the HOA. Gina Hallisey will continue as the Vice President, Kristen Danzig will continue as Secretary, Alex Hellrung will continue as Member at Large. Ken Charles, Chad Laverty, and Rich Trout to continue as the Architectural Control Committee.
- D. LANDSCAPE COMMITTEE AND NEIGHBORHOOD OUTREACH COMMITTEE – We addressed the need for a Landscape Committee and the Neighborhood Outreach Committee. The “NOC” would assist the Architectural Control Committee in surveying the neighborhood on a routine basis for any non-compliant issues. These issues would be brought to the Board for further action. A sign-up sheet was passed around at the meeting for both committees.

VIII. OTHER TOPICS FROM THE FLOOR

- A. A resident brought up the need to hire a snow plow company for snow removal. The resident offered to research bids and bring info to the Board to share with Members for consideration.

IX. MEETING ADJOURNED at 12:05pm

Respectfully submitted,

Kristen Danzig, Secretary MVHOA