

Village Lot Owners Association, Inc.  
2021 Annual Meeting Minutes  
July 17, 2021, Polhamus Park Pavilion, Granby

---

President Steve Matteson motioned the meeting to order. Steve acknowledged the official Notice of the 2021 Annual Meeting dated July 3, 2021. A quorum was present.

Introductions: Attending owners introduced themselves.

Treasurer's report: Doug Foster indicated the books were in balance and although it was early in the fiscal year he felt the Association would be within budget by years end. Doug noted that in October the reserve fund increased by approximately \$72,000. This was due to the Association being reimbursed funds that were paid to the Master HOA of SilverCreek (MHOA) back in 2003 & 2004 as part of the Val Moritz Village Agreement. Those funds had been held in an escrow account and were supposed to be incorporated in with funds from other entities including Granby Ranch and Ten Mile Creek Estates to help fund the construction of acceleration/deaccelerating lanes at County Road 88 and Highway 40. Granby Ranch had indicated they would likely commence with those lanes as well as other improvements such as extending the south road, paving, and then maintain the road, however that was over a decade ago. As of last October the outlook for the Granby Ranch project was uncertain so the Association were reimbursed the funds.

There was a question requesting clarification of the "Phase 5 Equalization Account" and Doug explained the account was established in 2010 because at that time the Association decided it would be best to not complete the final phase of infrastructure and improve any additional lots in VMV given the national real estate meltdown. The agreement permitted the Association to close the books on the Second Filing improvements, refund owners with lots already improved any surplus, and assure all owners in the Second Filing would pay an equal amount per lot. All of the owners involved in the final phase agreed with the decision. With the possible exception of a small balance reserved in order to add a final lift of material to the road, the account in question will be all but exhausted by the end of this year, and closed early next year. Financials were approved.

Dust Control, Dead Aspens: The issue of the dust control product (magnesium chloride) killing trees along the roads was discussed. The majority of membership felt this was unacceptable. Even though it will increase the annual dues by approximately \$50.00 per lot, membership felt it would be a good idea to attempt to use the newly introduced plant based dust control products on the roads within the subdivision.

Traffic Calming: Residents have voiced concern regarding the irresponsible driving on the access road and the internal roads in VMV. Much of it is related to construction but some residents are also to blame, and when a contractor sees a resident exceeding the speed limits, they feel they have a green light to do the same. Everyone needs to set a better example. It was mentioned that there are currently no consequences for speeders.

As suggested by the engineer, the pros and cons of removable planters placed in the middle of the roads were considered. Speed dips, humps and bumps were also discussed. Solar LED radar speed signs were considered. Toy cameras on posts were suggested.

Comments included: Speed bumps or humps might be an issue for emergency vehicles. It was pointed out that no one could recall the last time EMS came back to Val Moritz Village and speed control exists in many other subdivisions. It was mentioned that there are too many different speed limits, and maybe those limits should be increased. The limits were set decades ago with contributions from two different engineers and they represent what is safe for hikers, bikers, cross country skiers, dog walkers, etc., as well as what is safe for the critters who will sometimes attempt to cross the road in front of a vehicle, at the posted speed limits drivers should be able to avoid or stop for that animal. Another owner suggested when it comes to residents they just need to leave a few minutes early and drive the speed limits, everyone needs to build awareness and set a good example. It was mentioned that if the deterrent is not physical, it won't likely work. The issue that all of the roads are not in the same law enforcement jurisdiction has also proven to be a challenge. It was suggested that removable speed bumps should be tested on one road. The problem with this scenario is as soon as drivers figure out they can take another road and avoid the traffic calming measure, they will.

Main Access Road, South Road Agreement: Between the time the annual meeting notice was emailed out and the annual meeting itself one of the new owners of Granby Ranch phoned one of our board members. It was conveyed that the new ownership at Granby Ranch indicated they really did not want anything to do with the south road access. Given all that has been learned in the dozen or so years since the agreement was reached, the majority of the residents VMV feel the same way. The Granby Ranch owner said they would be demolishing the two massive dirt bridge abutments that were constructed over a decade ago and they would be transitioning that area into a continuation of the ski slope. It was pointed out that the downside to Granby Ranch deciding not to pursue this access is the AC/DC lanes will now not be built until CDOT makes the decision to do so.

*(A subsequent development, although somewhat short in distance, CDOT has striped a left turning lane into VMV, this is a good start. Apparently the long term plan is for CDOT to make additional improvements to Red Dirt Hill when funding becomes available. Given over the last half-decade or so the Association has been requesting that CDOT provide this lane, we will be sending them a note thanking them for doing so and we will once again suggest they reduce the speed limit on Red Dirt Hill. We know other owners in VMV have contacted CDOT regarding the situation on Red Dirt Hill and we would suggest those owners fire off a note thanking CDOT for the first step.*

It was also pointed out that this decision by Granby Ranch concluded that the entire access road and Zermatt St. through VMV will not be paved or maintained by Granby Ranch, and the Village Lot Owners Association, Inc. will need to continue to maintain the entire road. It also complicates getting the entire road under one jurisdiction. The Association will need to revisit and renegotiate the South Road Agreement with the goal that we will at some point be able to form a Local Improvements District with the neighboring subdivision in order to provide for maintenance and paving.

The Notice from Granby Ranch Regarding Trails was reviewed:

*Granby Ranch is now charging a fee for access to their hiking/biking/skiing trails. All owners that provide proof of residency are eligible for our Special User-Group pricing. The all-mountain pass which grants you access to the whole property, plus lift access all season – will be largely discounted [see attached]. We also have an access pass that lets you utilize our property’s cross-country trail systems. This will be at a reduced price as well.*

*Those that are homeowners need to provide proof of residence such as the following. The same type of ID recommendations (photo and non-photo) required for a postal box.*

- *Valid driver's license or state ID card.*
- *Military, government, university, or recognized corporate ID.*
- *Passport, alien registration card, or certificate of naturalization.*
- *Current lease, mortgage, or deed of trust.*
- *Voter or vehicle registration card.*
- *Home or vehicle insurance policy.*

*At the window, all users must sign a waiver and carry their pass while on any trail systems within Granby Ranch Property.*

***\*\*THIS DISCOUNT ONLY APPLIES TO THE CURRENT OWNER AND THEIR DEPENDENTS!!!***

*The following are examples of, but not limited to, NON-Eligible for the Special User Groups pricing.*

- *Renters*
- *Long-Term lease*
- *Vacation rentals by owner*
- *Air BNB*

*If anyone has already purchased a full-price pass with us, we will refund the difference of that pass. For more detailed information please see the attachment.*

It was noted that owners in VMV are still permitted to use the Fraser to Granby trail without charge however if they want to utilize the Granby Ranch trail system there is a fee.

All way stop at Innsbruck Street and Val Moritz Drive: This intersection will be converted from a two-way stop to a four-way stop intersection. Temporary stop signs will be placed until permanent sign posts and signs can be installed.

Other Business:

Dark Sky Lighting. Given neither the Covenants nor the Design Guidelines state that Val Moritz Village is, or is to be a Dark Sky community, and the actual definition and requirements for a community to be certified “Dark Sky” is very restrictive and complicated, pursuing this label is probably not feasible. However, most of the residents do favor keeping the illumination to a minimum. It was suggested that a group of residents should form a committee to establish some procedures, suggestions, and strategies for keeping VMV as dark as possible and those recommendations are to be put on the Association’s website.

Noxious Weeds. The Association has been spraying noxious weeds in and around the right of ways for over a decade, and for the most part such has been effective, however given the tremendous increase in construction activity which adds hundreds of more trip counts upon the roads (weeds can be transported on tires and in gravel being delivered to VMV) and also leaves open scars without vegetation where noxious weeds will flourish, the weed issue is escalating County wide. It is the responsibility of all owners to control the noxious weeds on their property. Grand County has a very informative site pertaining to the noxious weeds in the County. If it isn't already, the link will be put on the website.

The suggestion was made to add a preferred list of contractors, plumbers, electricians, well drillers, etc. to the website. Although some of these categories, and a few companies are already mentioned on the website, the Association can certainly add to the list but will refrain from establishing an actual preferred list.

Neighborhood social communications. Maggie Keller pointed out that there is a book club, and that Linda Crocker coordinates a newsletter. Linda currently has a great deal on her plate and thus it has been a while since the last newsletter. It was suggested that every owner's contact information should be available on the website and/or made available to other owners so they can send and receive information from other owners. In the past some owners have made it clear that they do not want their information shared in that capacity nor do they want to be informed or included in every owner grievance, this was echoed at the annual meeting. As it currently stands when there is a new resident in VMV, if the HOA is provided their email address, we will share it with the newsletter provider, and those owners are certainly welcome to opt out of receiving the newsletter.

There was a complaint regarding the snowplowing last winter. The individual that had been snowplowing VMV for two decades retired from snow plowing two years ago. The HOA has had a difficult time filling the void. We will be trying a new company this winter. There are a number of owners that are new to winters at 8,500' in the Rockies and need to keep in mind that keeping roads open in this environment can be extremely challenging, even for the County, and our roads are not maintained by the County, they are private. Although it does not happen very often there may be snow events where drifting will make access difficult. **Something to keep in mind;** While Zermatt Street and Val Moritz Drive have been known to drift over just to the North of the Ten Mile Creek road, the upper road, Grenoble, has seldom, if ever been unpassable.

Election of Board Member: Cliff Foster's term was up. No owners volunteered to run for the opening, Cliff said he would run for another term. There was a first and a second motion and Cliff was unanimously voted in for another term. Steph Playter's term would also be up by years end and Steph had indicated he would not seek another term. Initially there were no volunteers. After further conversation Philip Martin agreed to run for a term and was voted in to replace Steph when his term expires.

President Steve Matteson adjourned the meeting.