

Village Lot Owners Association, Inc.
Minutes of Meeting, Board of Directors
(Location: residence in Val Moritz Village)
June 15, 2021

Board Members Present

Cliff Foster, Bruce Thomasson, Steve Metteson, Doug Foster

Meeting called to order.

- 1- Approval of previous board meeting minutes? (Already approved electronically and filed?)
- 2- Signed any outstanding checks.
- 3- Discussed new locks being installed on the trash and recycling containers, notification to go out to residents.
- 4- The Board concluded the best course of action was to inform the owner who submitted a design package where the dwelling square footage and number of bedrooms exceed the maximum allowable was to have them start the process over with new blueprints.
- 5- An owner inquired as to why the exterior has yet to be completed on the Flack project and it has been over 18 months. The Board was aware of this, however given everything that has gone on in the last couple of years, as well as the massive Grand County labor shortage and nationwide supply issues, the Board was being patient. It was decided a note should be sent to the Flacks requesting a status report and that we need to see some progress.
Subsequently Mr. Flack informed the Board there were covid issues in the family, amongst other problems, and that he would pick the pace up and attempt to hire some more people. He thanked the Board for understanding.
- 6- The Board discussed what to do when a homeowner either does not have their annual septic system inspections performed, or ignore requests for a copy of the inspection. It was noted that with the exception of just one owner all the owners contacted have been very cooperative. It was decided that even though Rule #1, and Grand County require these annual inspections, the County informed us that they have not been doing a good job monitoring them. The Board concluded that this issue will need to be addressed with the restating of Rule #1.
- 7- Discussed the speed bump or speed hump situation and decided to put the matter on the annual meeting agenda to get feedback from owners.
- 8- South Road Agreement update. Several requests have been made to the GM at Granby Ranch for a sit down with new ownership, as of yet, no cooperation.
- 9- Further discussed the septic system installed in VMV that does not appear to be a TL-2 or TL-3 system based on the State of Colorado regulations. The owner is going to provide the Board with additional information prior to meeting with the Board.

10- Given it is likely another owner will be building a house next year in Block 4 of the First Filing, and this will be the first group of septic systems that will make up a 4-corner scenario, the Board thought it would be best to ask Shannon Engineering to stop by next time they are in the area to review the system locations.

Subsequently Shannon Engineering visited the site and does not see any issues with the remaining builds meeting minimum setbacks.

11- Given there has been more turnover of homes in Val Moritz Village in the last 18 months or so than in the last 15 years, not to mention all of the new residences under construction, the Board determined at some point when we have the time, we should draft a new resident introduction note for the website. Although the following information is available on the website it is not consolidated in a single note: the trash and recycling situation, the limitations of Household Only wells, pet waste stations, driving the speed limits, control of dogs, septic system inspections, etc.. One possible downside is owners will read only the summary note and not the corresponding documents.

12- Addressing the 20' rear lot line easements. Decide if the Association should abandoned the recreational aspect of these easements, the plat reads- "riding horses and operation of snow mobiles, such easements are reserved for the benefit and use of owners, residents and guests of any lot in Val Moritz Village". Although the snow mobiles were eliminated with the passage of the Val Moritz Village Agreement, nothing else was. The easements will still need to be available for utilities, if necessary. We also need to research or decide whether a septic system is considered a utility and thus the subterranean portion of the drain-field and/or treatment tank could be permitted in the 20' so long as the owner is aware should sewer ever be extended there is a chance the field could be ripped out. However, if it is determined that the HOA can permit systems within the easement Grand County has a 20' rear setback, and although they will permit systems to be within that setback, they do not however want anything within 10' of any property line. The State has no minimum setback for wells.

Subsequently the HOA's attorney has given his opinion: removing the recreational aspect of the easement would be extremely difficult. Portions of a septic system can be placed in the 20' easement however it would be solely at the owner's risk. If any utility ever needs to be installed within the easement whatever is installed within that easement may be ripped out.

13- Further discussed updating and restating Rule One. Hopefully a first draft will be available in the next couple of weeks.

14- Established a time and place for the Annual Meeting.

Meeting adjourned.