



Valley West Homeowners Association Annual Meeting 2023

2022-23 Programs Completed at a Glance

- Ponds & water quality
 - Meyers Lake remediation (reserve project) started September 2022
 - Aerator installed April 2023
 - Coordinated fish stocking with MT Fish, Wildlife & Parks
- Irrigation repairs in The Lakes
- Asphalt repairs in Valley West alleys
- Tree planting
 - 18 trees planted near Babcock St (replace dead trees)
 - 16 trees planted near Ferguson Ave (complete planting project)
- Website: valleywesthoa.org
 - FAQs have useful information
 - Community page is continually updated
- Continued improvement to Architectural Review process
 - Clarified Intrinsic's role in monitoring new home builds
 - Website portal for members to submit fences, landscape projects, etc. for review: <https://www.valleywesthoa.org/hoa/architectural-review>
- Water rights (legal actions)
 - Assisted city to secure surface water rights to Maynard Ditch/Meyers Lake
 - Secured surface water rights in The Lakes
 - Secured irrigation well permits in Valley West & The Lakes

Completed reserve projects 2022-23

\$16,864	Water rights (legal fees)
16,043	Meyers Lake water quality remediation & installation of aerator (\$7,800)
7,932	Asphalt repairs in alleys (Valley West)
4,173	Detention Pond remediation (Stafford Ave)
4,147	Irrigation repairs (Lakes)
<u>3,700</u>	<u>Reserve study (balance)</u>
\$52,859	TOTAL

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2023-24 Planned Programs

- Continued clean-up and water quality treatments at Meyers Lake
 - Initial maintenance work in The Lakes
 - Line item in budget for Pond Maintenance
- Legal action to secure title to Valley West open spaces
 - HOA attorney advises now is an ideal time for this action
- Reserve project to repair/update irrigation systems in Valley West
 - Replacement of obsolete sprinkler heads
 - Replacement of clock panel

Planned reserve projects 2023-24

\$25,000 Irrigation repairs (Valley West)