VALLEY WEST HOMEOWNERS ASSOCIATION

Board of Directors Meeting

January 25, 2023

Ogburn Law Office

MEETING MINUTES

1. Called to order: 10:02 a.m.
2. Establish Quorum: Quorum established with Lisa Baker, Ciaran O’Connor and Matt Smith in attendance. Also in attendance: Margot Ogburn, Attorney, Lee Ann Matzinger, and Andrea Whisler represented Peak Property Management.
3. Approval of past BOD meeting minutes dated 10.27.22

Motion: \_\_\_Lisa\_\_\_\_\_\_ 2nd: \_\_\_Ciaran\_\_\_\_\_\_\_\_ F/ A: All in Favor, motion passed.

1. Financials
   1. First Quarter Financials
   2. Budget Review
   3. Reserve Projects
2. Review of Association issues

* Water rights update: There were 2 issues, 1) surface water and 2) well water. The City will maintain the water rights for Meyers Lake. Deb Stevenson with DMS Natural Resources has requested that MT DNRC confirm surface water rights for two ponds in The Lakes, and she has filed well permits on behalf of Valley West and he Lakes. The wells are still in the permitting process.
* Ciaran – Montana offers grant money to clean up pond – State of Montana has previously given money for aerators and payment of maintenance contracts for Meyers Lake specifically. The deadline for application is February 1, 2023. There is a 30-day turnaround historically.
* Asphalt repair to 434 Stafford/alley. High Country and KM Construction will estimate the work once the ice has melted.
* Landscape expenditure vs budget – trees, landscaping, and irrigation: Andrea will work with Elements in preparing a document stating number of trees and location only to include City of Bozeman Tree Share Program eligible locations for fiscal year July 2022 – June 2023 (landscaping season 2023).
* Asphalt repairs in 2023 (reserve project) Yellowstone Pavement Solutions will estimate the work after the ice has melted. This will be pothole repair and crack sealing.
* Strategy for short-term rentals and/or violations in which both house and ADU are rented: A letter will be included in the March invoice mailing reminding owners about the Covenants regarding house and ADU rentals.
* Consolidate Form 4 and Form C and remove mention of fee: Board wants to amend The Lakes Design Manual to refer to Form 4 (used in Valley West) rather than Form C. The Board can make the motion to amend the Design Manual at any time.
* Additional item for Lakes Design Manual: Intrinsik Architecture proposal to amend regulations for fences on corner lots.
* Board will clarify the scope of duties for Intrinsik for the remaining builds and major renovations to include implementation of inspection provided for in the Covenants and Lakes Design Manual. One of the Board members will act as a liaison with Intrinsik to identify active construction projects.
* The Lakes stormwater facility that was incorrectly installed: Peak will follow up with SIME, Greg Stratton.
* Following the Executive Session, Lisa moved to direct the HOA’s attorney to pursue a Quiet Title Action to title open spaces in Valley West in the Association’s name, with legal work to begin after the Association’s 2023-2024 bidget is approved by the Members.

1. Next meeting Tuesday, April 18, 2023, 10am, Ogburn Law Conference Room
2. Adjourned regular meeting at 10:59 a.m.