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**Valley West Homeowners Association**

**Annual Meeting**

**June 14, 2022, 6:00 P.M.**

**(Alternative meeting date: June 14, 2022, at 6:15 P.M.)**

**Petra Academy – Bozeman, Montana**

**Meeting Minutes**

1. Called to Order at 6:04 p.m.
2. Establish Quorum

Total eligible votes 813

Votes needed to establish quorum: 81 (10%)

Total votes present: 99 – 45 proxy votes and 54 members present. Verified.

1. Introduce Directors and Officers – Lisa Baker
2. Existing Board Members

-Lisa Baker, Matt Smith, Ciaran O’Connor

B. Elect Board Member

Candidates:

- Ciaran O’Connor

- Monique Dutkowsky

Ciaran O’Connor was elected by the attending members.

Other in attendance: Margot Ogburn, Attorney, via cell phone.

Representing Peak Property Management: Lee Ann Matzinger, GM; Kevin O’Brien owner; Hailey O’Brien, HOA Assistant; and Andrea Whisler, HOA Manager.

1. Approve Minutes from 2021 Annual Meeting – motion was made by Chris Geddes to approve the minutes as written. Second by William Steadman. All in favor, motion carried. Later it was noted that the name “Adam O’Callaghan” should have been “Adam Williams”.
2. Update on Association
3. Report from 21-22 - Board

—Status of city parks takeover   
—Trees & landscaping

—Updated website, [valleywesthoa.org](https://nam04.safelinks.protection.outlook.com/?url=http%3A%2F%2Fvalleywesthoa.org%2F&data=05%7C01%7Clee-ann%40rentbozeman.com%7Cc27a7411939142daeb0308da35ac0a8c%7C8213ad98e5a842158ff9feed52d5a8d2%7C0%7C0%7C637881310283661797%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=esDU4lPyVwGNwSd4t080ErkCPrx%2FxParAkteFDHxDUM%3D&reserved=0)   
—Alleys

—Ponds & water quality   
—Recent reserve study

—Sidewalks on Clifden

1. Reserve Projects/Improvements new Fiscal year (2022-2023) – Board
2. Financial Review ’21 - ‘22 – Peak Property Management
3. Budget 2022-2023 (fiscal year July 1, 2022, to June 30, 2023) – Peak Property Management. An informal vote was taken by a show of hands as to the preference of dues proposed: **$150**\_5 votes; **$155\_**8 votes; **$160** majority; **$165** 5 votes.
4. Association Items-Due to the number of members and time constraints, the Board respectfully requests that comments be limited to 2 minutes each.

* Alley between Brisbane and Waters has standing water that freezes in the winter. Needs attention on the Stafford end.
* Concern that Norton Ranch will be building 3 story structures south of Vaughn, east of Laurel.
* Ask lot owners to mow by June 1 and again by July 4 each year.
* There are maintenance, playground and open space grants available (Monique Dutkowsky)
* Irrigation – why is it running at all hours? Valley West and The Lakes irrigate with well water, not city water. It takes running at all hours to get the grounds watered as the system is not able to run more zones at the same time.
* Early summer letter to include request to mow all lots by June 1 and July 4, noise ordinance reminder.
* City Tree Share Program – need better irrigation to boulevards. The city has asked that residents to help water trees.
* Drought resistant options to grass

1. Adjourned at 7:49 p.m. by a motion from Lisa Baker; seconded by Ciaran O’Connor