

VALLEY WEST HOMEOWNERS ASSOCIATION
Minutes from June 30, 2009
Annual Association Meeting

I. Call to Order by Greg Stratton, VP

II. Establish Quorum

Total Units:	536
Votes Present in person or by proxy:	219
Total Votes Present	41%

Quorum Established.

Others in attendance: Association counsel, Margot E. Barg; Windy Johnson (Employee of Peak Property Management and Treasurer); Diana Hillman (employee of Peak Property Management)

III. Approve Agenda

Motion made by Greg Stratton. Seconded by Tad Tsukamoto. Passed unanimously.

IV. Approve Minutes from June 26, 2008 Annual Meeting

Motion made by Greg Stratton. Seconded by Tad Tsukamoto. Passed unanimously.

V. Update on Association

- Update regarding Developer
- Update regarding parks
- Update regarding pond
- Update regarding spraying
- Update regarding solar panels
- Update regarding Transfer Fee
- Update regarding vacant lawns
- Update regarding snow removal
- Update regarding dog bags
- Update regarding light posts
- Update regarding dead/injured trees
- Update regarding parking for condominiums
- Update regarding picnic tables
- Update regarding landscaping on berms and condominiums
- Update regarding partially developed condominium
- Update regarding house compliance with design specifications
- Update regarding Christmas lights
- Update regarding time constraint to build

VI. Actions to be Taken

Motion to approve 2009 budget (fiscal year July 1, 2009 to June 30, 2010). Presentation and discussion of 2009 budget. Motion made and seconded to approve budget. Yea 218. Nay 1. Motion passed.

VII. Any Additional Items to be Discussed

See Section V, above.

VII. Adjourn