

VALLEY WEST HOMEOWNERS ASSOCIATION
Minutes from July 1, 2010
Annual Association Meeting

I. Call to Order by Greg Stratton, VP

II. Establish Quorum

Total Units:	552
Needed Votes Present in person or by proxy:	166
Total Votes Present	179

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. Introduce Directors and Officers

IV. Approve Agenda

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

V. Approve Minutes from June 30, 2009 Annual Meeting

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

VI. Update on Association

- Update regarding Developer
- Update regarding parks
- Update regarding pond
- Update regarding vacant lots/weeds
- Update regarding snow removal
- Update regarding light posts
- Update regarding dead/injured trees
- Update regarding picnic tables
- Update regarding landscaping/sprinklers
- Update regarding Petra Academy

VII. 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 by Greg

Stratton to approve budget. Seconded by Tad Tsukamoto. Yea 177,
Nay 2. Motion passed.

V. Any Additional Items to be Discussed

Discussed forming committees

Discussed sending invoices via email

Discussed Christmas Lights

Discussed weed spraying in the park/posting signs

Discussed website

VI. Adjourn