

**Valley West Homeowners Association
Annual Meeting
June 30, 2011 10:00 A.M.
Heritage Christian School – Bozeman, Montana
Meeting Minutes**

I. Call to Order by Greg Stratton, President at 10:12 A.M.

II. Establish Quorum

Total Eligible Votes: 493

Votes Present to Establish Quorum: 148

Total Votes Present: 161

Others in attendance: Association counsel, Margot E. Barg, Peak Property Management represented by; Windy Johnson, Cody Gardner, Kevin O'Brien.

III. Introduce Directors and Officers

IV. Approve Agenda

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

V. Approve Minutes from 2010 Annual Meeting

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

VI. Update on Association

- Current Economic Conditions
- Repair/Replacement/Improvements
 - New volleyball net and picnic tables for pavilion.
- Snow Removal Issues
- City Taxes

VII. Action Items

Approved 6/28/12

- Approve 2011/2012 budget (fiscal year July 1, 2011 to June 30, 2012).
 - Annual Assessments to increase 10%. Starting 4th Quarter 2011
- Motion to approve by Greg, seconded by Tad Tsukamoto.
Opposed: 11 Approve: 150

VIII. Additional Items Discussed

Discussed Trailers/RV problem
Discussed going out for bid for management next year
Discussed weeds on vacant lots
Discussed web-site

IX. Adjourn