

**Valley West Homeowners Association  
Annual Meeting  
June 28, 2012 10:00 A.M.  
Heritage Christian School – Bozeman, Montana  
Meeting Minutes**

- I. Call to Order by Greg Stratton, President at 10:20 A.M.**
- II. Establish Quorum**  
Total Eligible Votes: 560  
Votes Present to Establish Quorum: 153  
Total Votes Present: 156  
  
Others in attendance: Association counsel, Margot E. Barg, Peak Property Management represented by; Monica O'Brien, Christina Yearman, Kevin O'Brien, Whitney Milos
- III. Introduce Directors and Officers**  
Greg Stratton, President; Tad Tsukamoto, Secretary; Monica O'Brien, Treasurer; Craig Hveem, Vice President not present
- IV. Approve Agenda**  
Motion made by Jed Slocum. Seconded by Tad Tsukamoto. Passed unanimously.
- V. Approve Minutes from 2011 Annual Meeting**  
Motion made by Fatima Lucas. Seconded by Chad Pronke. Passed unanimously.
- VI. Update on Association**  
Repair/Replacement/Improvements
  - a. Pavilion Picnic Tables  
Two picnic tables have been ordered – expected delivery 7/5/12
  - b. Maintenance of bridges and pavilion  
Greg and Tad will get stain and paint themselves

- c. Maintenance plan for Meyers park lighting replacement  
Lightening needs maintained
- d. Open space improvements  
Repave trail by pond
- e. Sidewalk replacement  
Greg to get bids for repairing sidewalks that are cracking
- f. Valley West web site  
Peak Property Management to eventually maintain website
- g. Gophers, gophers, gophers  
Discussion on how best to control them; trap, poison or bombing

**VII. Action Items**

**Approve 2012/2013 budget (fiscal year July 1, 2012 to June 30, 2013).**

Motion made by Jed Pronke, Seconded by Fatima Lucas. Passed unanimously

**VIII. Additional Items Discussed**

Discussion of delinquent owners that need to have liens placed on their property  
Discussion of dogs roaming the neighborhood  
Discussion of homeowners not picking up after their pets  
Discussion of street lights  
Next Board of Directors meeting will be in October

**IX. Adjourn**

Motion made by Fatima Lucas; Seconded by Tad Tsukamoto. Meeting adjourned at 12:10pm