

**Valley West Homeowners Association
Annual Meeting
June 27, 2013 10:00 A.M.
Petra Academy – Bozeman, Montana**

Meeting Minutes

- I. Call to Order by Greg Stratton, President at 10:08 A.M.
Quorum not met, meeting adjourned at 10:09 A.M.**

- II. Second meeting called to order by Greg Stratton at 10:10 A.M.**

- II. Establish Quorum**
Total Eligible Votes: 562
Votes Present to Establish Quorum: 85 (15%)
Total Votes Present: 144 (verified)

Others in attendance: Association counsel, Margaret Reader; Peak Property Management represented by; Monica O'Brien, Lee Ann Matzinger, Katharine Bost

- III. Introduce Directors and Officers**
Greg Stratton, President; Steve Brown, Vice-President, Tad Tsukamoto, Secretary; Monica O'Brien, Treasurer

- IV. Approve Agenda**
Motion made by Tad Tsukamoto. Seconded by Steve Brown. Passed unanimously.

- V. Approve Minutes from 2012 Annual Meeting**
Motion made by Steve Brown. Seconded by David McKenzie. Passed unanimously.

- VI. Update on Association**
Repair/Replacement/Improvements
 - a. Review of improvement items from 2012 annual meeting
 - picnic tables added at pavilion
 - trail improvements made
 - chips/playground improvements made

 - b. Review improvement items for current year
 - Valley West HOA website, include online payment system
 - Staining of bridges
 - Park lighting

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- Sidewalk replacement
 - Sidewalk between Brenden & Cascade will be 1st to be repaired
 - Will assess other sidewalk replacement needs per year
- Tree replacement-budget increased for 2013-14 tree replacement

VII. Financial review

Association continues to improve financially and the Board of Directors has met the goal of having enough funds to open and fund a reserve account for the association

Approve 2013/2014 budget (fiscal year July 1, 2013 to June 30, 2014).

Motion made by Fatima Lucas, Seconded by Lynn Bendz. Passed unanimously

VIII. Additional Items Discussed

- Noise issues
- Meetings being held during work hours
- When can homeowners be on the Board of Directors-establishment of a homeowners advisory committee to be chaired by Abby Brown
- Covenant enforcement and revision including maintenance of vacant lots
- Landscaping and sidewalk requirements for new lots/lot improvements
- Grass along Cottonwood too high-blocking sight for traffic
- Doggy waste bag dispensers-need more in the community
- Volleyball court is becoming a party spot
- Catch & release signs by the pond
- Trucks/cars running over traffic circles

IX. Adjourn

Motion made by Jim Fiedler. Seconded by Tad Tsukamoto. Meeting adjourned at 12:02pm