

**Valley West Homeowners Association
Annual Meeting
June 29, 2015 4:00 PM
Petra Academy – Bozeman, Montana**

Meeting Minutes

- I. Call to Order by Greg Stratton, President at 4:13 PM.
Quorum not met, meeting adjourned at 4:13 PM**

- II. Second meeting called to order by Greg Stratton at 4:15 PM**

- III. Establish Quorum**
Total Eligible Votes: 536
Votes Needed to Establish Quorum: 81 (15%)
Total Votes Present: 96 (verified)

Others in attendance: Association counsel, Margot Ogburn; Peak Property Management represented by; Monica O'Brien & Lee Ann Matzinger

- IV. Introduce Directors and Officers**
Greg Stratton, President; Tad Tsukamoto, Secretary; Margot Ogburn; legal counsel for HOA, Monica O'Brien & Lee Ann Matzinger-Peak Property Management

- V. Approve Agenda**
Motion made by Mitch Overton. Seconded by Tad Tsukamoto. Passed unanimously.

- VI. Approve Minutes from 2014 Annual Meeting**
Motion made by David McKenzie. Seconded by Tad Tsukamoto. Passed unanimously.

- VII. Update on Association**
Repair/Replacement/Improvements
 - a. Review of improvement items from 2014 annual meeting
 - Kimball drainage ditch area done
 - Trail widened to west of playground in Meyers Park
 - Cottonwood berms done
 - One more dog station installed; 4 more are available for installation and BoD will take any requests for new areas that need them
 - Trail east of houses on north Clifden was plowed for kids walking to Meadowlark School; sidewalks should be done this year so trail will not be plowed in 15-16
 - Approximately 32 trees have been replaced
 - Per homeowner request meeting was moved to afternoon-attendance lower for PM meeting than AM meeting

 - b. HOA Committee update
 - Interest has been waning in HOA Committee; need homeowner involvement to address HOA issues and prepare homeowners for eventual turnover of the HOA
 - Any homeowners that are interested in joining the committee can contact Dave Wieggl

c. Homeowner questions

- Lakes phase of VW starting this summer-Do owners want to have 2 separate HOA's or keep as one?
 - There are legal ramifications with splitting the HOA that would have to be addressed
 - Declarant is paying for maintenance for first 2 years; would be money coming in to VW accounts with no additional maintenance charges beyond snow removal
 - Design covenants would remain the same
- Vacant lot spraying deadline-July 4th was chosen because grass/weeds are dry enough to get an even cut; for developed lots HOA will contact owners directly if weeds/grass not cut; HOA will fine and/or cut and charge owners directly; HOA will not spray due to liability issues
- Sidewalk construction for vacant lots; HOA is checking in to this
- Ducks-the duck population has increased; problem with owners feeding ducks on their properties-HOA is taking care of this by contacting owners directly and talking to FWP about controlling the population
- Meyers Park pavilion-HOA does not charge to reserve as it is a city park; BoD will review possibility of charging in the future
- Annual budget-can it be sent ahead of meeting

VIII. 2015/16 HOA Improvements

- Brenden to Durston improvements including sidewalk from Brenden to Toole, trail continuing from Toole to Durston, landscaping along sidewalk and trail, irrigation
- Additional mailbox to be installed
- Alley pothole patching
- 3 bridges in Meyers Park will be stained
- Open space behind houses on north Clifden-Zach Wermers has offered to clean up this area upon completion of construction-Thank you Zach!

IX. Financial review

a. Current financials

- HOA income was greater than expenses in 14-15 but dues will have to increase gradually to meet goals suggested by reserve study; HOA is currently meeting reserve goals but the suggested reserve amount increases significantly in 2016-17
- Homeowners given 3 budget options including leaving dues at \$85, raising dues to \$90 and raising dues to \$95-the vast majority of owners agreed that it would be prudent to raise dues to \$95 now to avoid any shortfall on the reserve

b. Budget

- Final budget to be approved by BoD at board meeting

X. Additional Items Discussed

- Snow removal-can snow be pushed a different direction or removed from the neighborhood so it is not piled up on Stafford end
- Future mailboxes need to be sturdier
- Owners like afternoon meeting time better

XI. Adjourn

Motion made by Donald Hind. Seconded by Tad Tsukamoto. Meeting adjourned 5:52 pm