

**Valley West Homeowners Association
Annual Meeting
June 29, 2016 4:00 PM
Petra Academy – Bozeman, Montana**

**Meeting Minutes
Not yet approved**

- I. Call to Order by Greg Stratton, President at 4:09 PM.
Quorum not met, meeting adjourned at 4:10 PM**
- II. Second meeting called to order by Greg Stratton at 4:15 PM**
- III. Establish Quorum**
Total Eligible Votes: 607
Votes Needed to Establish Quorum: 91 (15%)
Total Votes Present: 122 (verified)
- IV. Introduce Directors and Officers**
Greg Stratton, President; Tad Tsukamoto, Secretary
Others in attendance: Peak Property Management represented by Monica O'Brien & Lee Ann Matzinger; Dave Wieggen-HOA Committee, Aida Murga-HOA/Landscape Committee
- V. Approve Agenda**
Motion made by Fatima Lucas. Seconded by Tad Tsukamoto. Passed unanimously.
- VI. Approve Minutes from 2015 Annual Meeting**
Motion made by Kayla Wright. Seconded by Dave Wieggen. Passed unanimously.
- VII. Association Update**
 - A. Status Update**
 - Completed Reserve projects for '15-16 fiscal year
 - Brenden to Durston; trail, irrigation & sidewalk
 - Installed 2 new mailboxes
 - Asphalt repair in alleys
 - Concrete repair on sidewalks
 - All bridges in Meyers Park stained
 - 1 additional picnic table for pavilion
 - Additional dog stations to be installed; 2 on berms, 1 on Hanley/Babcock
 - All burned out park lights replaced
 - B. HOA Committee update**
 - Introductions: Dave Wieggen and Aida Murga
 - Goal: increased homeowner involvement & tree care
 - Approximately 30+ trees have been/will be replaced; Aida and Martin found 21 dead trees in HOA to be replaced in addition to new plantings
 - Any homeowners that are interested in joining the committee can contact Dave Wieggen

C. Upcoming Reserve/Improvement Projects: fiscal year 2016-2017

- Berm repairs
- Alley parking issues between Monroe/Cascade and Kimball drainage ditch area-HOA will create parking spaces and block off green space
- Pavilion to be stained and lights added to pavilion
- Trail maintenance in several areas of Meyers Park
- 2 additional picnic tables for pavilion

D. Financial review

- a. Current financials-reviewed 2015-16 actual expenses to projected budget
- b. Reviewed proposed budget for 2016-17

VIII. Additional items: homeowner questions/comments

- a. New trail to Durston is not as nice as others; Greater Gallatin used city spec materials-Greg will check into adding some different gravel to it
- b. Utility enclosure on Kimball between Babcock and Monroe is deteriorating
- c. HOA reserve study did not include The Lakes portion of the HOA; will have to get an updated study done to include The Lakes
- d. HOA census update-all developer lots in original VW HOA are sold and/or developed; projected 205-210 lot in The Lakes done in several phases over the next 4-5 years; currently 71 lots sold in The Lakes
- e. Grounds maintenance for the HOA does include broadleaf spraying-not sure if it has been done yet
- f. Tree replacement is done by NPK and NPK gets the trees as well; approximately \$300 per planting
- g. Dave Wieggen-HOA Committee needs volunteers
- h. Areas on Kimball are difficult to get by when people are parked near intersections; possibly look at some yellow curbing to prevent parking in these areas
- i. Sidewalks at vacant lots-HOA has not completed any of the sidewalks at vacant lots; may look at doing this in the future and charging lot owner directly
- j. Bathroom for Meyers Park-sewer stub exists by pavilion so HOA can look at building a permanent bathroom or bringing in a porta potty for summer months
- k. Charging for pavilion-due to Meyers Park being a city park and legal/liability reasons, HOA will not be charging anything for pavilion use

IX. Adjourn

Motion made by Donald Hind. Seconded by Don Lucia. Meeting adjourned 5:14 pm