**Valley West Homeowners Association**

**Annual Meeting**

**June 29, 2017 4:00 PM**

**Petra Academy – Bozeman, Montana**

**Meeting Minutes**

**Approved**

**I. Call to Order by Greg Stratton, President at 4:04 PM.**

**Quorum not met, meeting adjourned at 4:05 PM**

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

1. **Establish Quorum**

Total Eligible Votes: 607

Votes Needed to Establish Quorum: 91 (15%)

Total Votes Present: 117 (verified)

1. **Introduce Directors and Officers**

Greg Stratton, President; Tad Tsukamoto, Secretary; Dave Wieggel, Vice President/HOA Committee

Others in attendance: Peak Property Management represented by Monica O’Brien & K. Mike Fike; Aida Murga-HOA/Landscape Committee

1. **Approve Agenda**

Motion made by Derek. Seconded by Mitch Overton. Passed unanimously.

1. **Approve Minutes from 2016 Annual Meeting**

Motion made by Derek. Seconded by Mitch Overton. Passed unanimously.

1. **Association Update**

**A**. **Status Update**

* Completed Reserve projects for ’16-17 fiscal year
  + Cottonwood Berm completed to Waters Street
  + Pavilion will be stained in August
  + Added additional mailboxes
  + Repaired alley between Ferguson & Kimball and Monroe & Cascade
  + Two picnic tables built and placed at Pavilion
  + Trail widening has been budgeted for this year. Still entertaining bids.
* Pavilion Lighting may get done in 2017 if bid comes in on budget

**B. HOA Committee update**

* Introductions: Dave Wieggel and Aida Murga
* Goal: increased homeowner involvement & tree care
* Dave Wieggel: Started the residence committee to hear complaints and suggestions from owners in Valley West. Also, helped start the reserve study for Valley West
* Aida Murga: Planted 25 new tress—some new and some to replace old trees.
  + 4 cost share trees planted in common areas
  + Mulched 69 trees on Stafford and East on Babcock. Also, trimmed all 69 trees for 15 minutes each.
  + Planted 17 trees with cost share program not in common areas—City does everything for $75.
  + Aida is asking that owners do not plant any kind of Ash tree has they get bores easily. Do not even plant Ash trees in backyards.
* Any homeowners that are interested in joining the committee can contact Dave Wieggel

**C. Upcoming Reserve/Improvement Projects: fiscal year 2017-2018**

-Pavilion Staining

-Trail widening in various spots around Valley West

-Remove planter boxes on Babcock and replace with sod

-Lights added to Pavilion—bids permitting

-Add bark to playground this summer

**D. Financial review**

* 1. Current financials-reviewed 2016-17 actual expenses to projected budget
  2. Reviewed proposed budget for 2017-18

1. **Additional items: homeowner questions/comments**
   1. What dues rate will get reserve where it needs to be? Get answers from updated Reserve Study this year.
   2. Potentially split revenue streams for the Lakes and Valley West in new reserve study
   3. Bring Plat map to next year’s meeting so people can better understand the boundaries around Valley West.
   4. 2018 annual meeting will be held at 5:30PM not 4:00PM or 7:00Pm on the last Thursday in June at 5:30PM (6/28/17).
   5. Put info on website before annual meeting. Monica—difficult to put actuals on website early because fiscal year ends on 30th of June. Could put expectations/projections on the website early.
   6. Lawn care & park maintenance are not as great as in the past. Greg—Valley West will reevaluate contracts next year.
   7. Sprinkler system on berms not working properly and the grass needs to be cut on berms.
   8. Roundabouts are covered in weeds and need to be cleaned up.
   9. People drive over roundabout in winter. One owner suggested placing large rocks in middle area to prevent this from happening.
   10. Trail near Heritage Christian is extremely muddy. Greg will have contractor clean it up under current warranty.
   11. Off Durston & Clifden—extend irrigation for the drainage path.
   12. Sidewalks in empty lot areas are not being completed. Gaps need to be filled in.
   13. Monitor construction trailers more regularly.
   14. Parking on Kimball St. is very difficult in winter especially near sidewalk bulbs. People park in these areas and cause traffic issues.
       1. Paint areas for no parking and patrol more in the Winter.
2. **Adjourn**

Motion made by Derek. Seconded by Mitch Overton. Meeting adjourned 5:45 pm