**Valley West Homeowners Association**

**Annual Meeting**

**June 26, 2018 5:30 PM**

**Petra Academy – Bozeman, Montana**

**Meeting Minutes**

**Approved**

**I. Call to Order by Greg Stratton, President at 5:35 PM.**

**Quorum not met, meeting adjourned at 5:39 PM**

**II. Second meeting called to order by Greg Stratton at 5:45 PM**

1. **Establish Quorum**

Total Eligible Votes: 737

Votes Needed to Establish Quorum: 111 (15%)

Total Votes Present: 146 (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, Lee Ann Matzinger, & Kari Raines; Aida Murga-HOA/Landscape Committee; Margot Ogburn-HOA Attorney; Patrick Doran, Steve Lee & Paul Connelly with Advantage, Jesse Danford with Elements Design.

1. **Approve Agenda**

Motion made by Patrick Doran . Seconded by Jared Ridgeway, all in favor

1. **Approve Minutes from 2017 Annual Meeting**

Motion made by Joyce Hannula . Seconded by Shane Matolyak, all in favor

1. **Association Update**

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

* Completed Reserve projects for ’17-18 fiscal year
  + Babcock Berms completed
  + Added additional mailbox
  + Trails renovated
  + Playground mulched
  + Ferguson irrigation installed

**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.
* Aida Murga: Planted 53 new tress—some new and some to replace old trees.
  + 5 cost share trees planted on Cascade
  + 13 purchased by homeowners
  + 3 were donated by GVLT
  + 32 other trees were planted
  + The city owns and prunes the trees on the blvd.
  + 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 2018-2019**

-Irrigation pump system being installed

-Stream erosion control

-Cattail removal by Myers Lake

-Park sculpture being installed

**D. Financial review**

* 1. Current financials-reviewed 2017-18 actual expenses to projected budget
  2. Lawn care and snow removal were over budget; all other expenses came in close to, or under, budget
  3. Reviewed proposed budget for 2018-19 including future reserve account targets
  4. 4 dues options were presented in 2018-19 budget; motion made by Patrick Doran to accept budget option 4 with dues at $140/quarter. Seconded by Tessa Wermers, 119 in favor, 21 opposed, motion passed

1. **Sculpture**

a. Dave Wieggel has been working with a local artist to get a sculpture moved to Meyers Park, cost to have it for one year would be $1000, with the option to purchase it at the end of one year for an additional $4500

b. Motion made by Dale Jorgenson to pay the $1,000 to rent the statue

for a year. Seconded by Shane Matolyak, 25 in favor, 22 opposed

1. **Additional items: homeowner questions/comments**
   1. Are the trees along Cottonwood berm that are dead going to be replaced? Greg responded, he will look into the issue.
   2. Who maintains of the north end of Cottonwood and Durston? Greg responded, the City does and they aware of the landscaping issues.
   3. Wanted to know when the roundabouts would be cleaned and Greg responded, one has already been cleaned and the rest will be cleaned soon by Jessie.
   4. Who is responsible for the blvd. maintenance? Greg responded that it is the responsibility of the homeowners.
   5. Who is responsible for all the broken sprinklers from snow plows? Greg responded, the HOA has offered to fix them and to call Peak or Jesse to get them fixed.
   6. Concern on snow removal performance this year was expressed. Greg responded, that is was a very hard year for snow removal and the companies are doing a great job as Greg drives through about 2 times per week checking on it all.
   7. Wanted to be informed when the plows would be out on what streets & alley on what days. Greg responded, we could contact the city to see if we could put up signs like they do.
   8. Greg explained that 75% of the open space is done at The Lakes and the remaining will be completed in 2019.
   9. Concerns were made about the reserve account. Monica explained that reserve targets are based off the reserve study. The reserve study was done to make sure there is money in the reserve account to buy and maintain the HOA capital items.
   10. Concerns made about the street lights being too bright in some areas and not bent down in the alley ways. Greg responded, he is trying to figure out ways to fix the issue. Plans to install light screens in a few test areas to see if that helps and if it does then more can be installed
   11. Concerns about people running the stop sign at Laurel Parkway & Durston. A suggestion was made to put new reflectors on it. Greg will contact the city.
   12. Concerns were made about people driving too fast in the alley ways. Greg suggested, homeowners put out the green plastic people holding up a stop sign.
   13. Concerns about garbage cans being left out. A suggestion was made for Peak to start tagging garbage cans.
   14. Dogs not being on leashes. HOA can possibly add signs indicating dogs must be leashed. Greg said there is a city code requiring it already and it is hard to police the issue because not all of the unleashed dogs live in Valley West.
   15. Some wanted the students around VW to create art to be displayed around VW.
   16. Article 9, Section 3 regarding trailers was discussed, can this be removed or at least eased for those who do not have alleys. Greg responded, the idea needed to be tabled until he could seek legal advice since he is on the board and part of the development.
   17. Wanted to know when the sidewalks on the vacant lots would be completed. Greg responded that he would get working on that.
   18. How long do newly purchased lots have to complete their landscaping? Tad responded, 12 months but it can take longer depending on weather
2. **Adjourn**

Motion made by Michelle Talbot. Seconded by Jeremy Rizer. Meeting adjourned 7:42 pm