**Valley West Homeowners Association**

**Annual Meeting**

**June 25, 2019 6:00 PM**

**Petra Academy – Bozeman, Montana**

**Meeting Minutes**

**I. Call to Order by Greg Stratton, President at 6:00 PM.**

**Quorum not met, meeting adjourned at 6:01 PM**

**II. Second meeting called to order by Greg Stratton at 6:05 PM**

1. **Establish Quorum**

 Total Eligible Votes: 812

 Votes Needed to Establish Quorum: 122 (15%)

 Total Votes Present: 161 (verified)

1. **Introduce Directors and Officers**

Greg Stratton, President; Dave Wieggel, Vice President; Tad Tsukamoto, Secretary

Others in attendance: Peak Property Management represented by Monica O’Brien, Lee Ann Matzinger, & Kari Raines; Aida Murga-HOA/Landscape Committee & Margot Ogburn-Attorney.

1. **Approve Agenda**

Motion made by Jared. Seconded by Patrick Eibs. Passed unanimously.

1. **Approve Minutes from 2018 Annual Meeting**

Motion made by Debbie Angelly. Seconded by Ken Scheurn. Passed unanimously.

1. **Association Update**
2. **Status Update**
	1. Reserve projects for ’19-20 fiscal year discussion/votes:

-Art work vote at Meyers Park:

* + - 1. owners voted yes & 142 voted no. The project was **NOT passed**
	1. **HOA Committee updates:**
	2. Dave Wieggel-Homeowner Committee

-Goal: increased homeowner involvement

* 1. Aida Murga-Tree Committee

 – works with the City of Bozeman Forestry Dept & Tree Care Solutions to plant new trees and take care of existing trees in VW

**B. Upcoming Reserve/Improvement Projects: fiscal year 2019-2020**

a. Maynard ditch project will continue for 2 years

b. Cattail removal at Meyers Lake

c. Irrigation pump system install

d. Cottonwood sidewalk

**C. Financial review:** LeeAnn Matzinger

* 1. Current financials-reviewed 2018-19 actual expenses to projected budget
	2. Reviewed proposed budget for 2019-20

-Board did not feel that it would be necessary to raise dues this year but options were presented for an increase

Vote in favor of keeping the dues at $140/quarter

1. **Additional items: homeowner questions/comments**
	1. Developer will pay for the stocking of the fish at this time. After that the City may but if not the HOA will need too.
	2. Catch & release signs to go up by lakes
	3. No parking areas at the Lakes are being addressed
	4. Christmas lights expense – homeowners think it needs to be decreased
	5. Portable toilets need to be rented when using the Pavilion for a party over 15, along with the HOA buying more or bigger trash cans
	6. Garbage cans in park at The Lakes need to be moved closer to the sidewalk-stepping over snow drifts in winter to reach them
	7. No fee to rent the Pavilion due to liability issues for the HOA
	8. Grounds maintenance for the HOA does include broadleaf spraying-not sure if it has been done yet
	9. Complaints regarding the sprinkler times-system is so large that it needs to run a 24 hour cycle
	10. HOA maintains the parks now but may be taken over by the City at some point
	11. Garbage cans need to be pulled in from the alley
	12. Sidewalks are missing on some lots-can the HOA force owners to install
	13. Delft Way sign spelled wrong-Greg getting new one
2. **Adjourn**

 Motion made by Tad. Seconded by Greg. Meeting adjourned 7:28 pm