



VALLEY WEST

Small Town Charm. Big Sky Living.

**Valley West Homeowners Association
Annual Meeting
June 24, 2021 6:00 P.M.
(Alternative meeting date: June 24, 2021 at 6:15 P.M.)
Petra Academy – Bozeman, Montana
Meeting Minutes**

- I. Call to Order by Greg Stratton, President, at 6:10pm.
- II. Establish Quorum
Total eligible votes 813
Votes needed to establish quorum: 81 (10%)
Total votes present: 141 (verified)
- III. Introduce Directors and Officers
 - A. Outgoing Board Members
-Greg Stratton, Tad Tsukamoto, Dave Wieggl (not present)
 - B. Incoming Board Members
-Jeff Radick, Ciaran O'Connor, Lisa BakerOthers in attendance: Peak Property Management represented by Lee Ann Matzinger and Andrea Whisler; Aida Murga – HOA/Landscape Committee; Margot Ogburn, Attorney.
- IV. Approve Agenda
Motion made by William Steadman. Second by Eileen Matzinger. Passed unanimously.
- V. Approve Minutes from 2019 Annual Meeting
Judith O'Callaghan called for the change from \$140/month to \$140/quarter
Adam Williams second. Passed unanimously.
- VI. Update on Association
 - A. HOA Committee update
 - Dave Weiggel is stepping down
 - Aida Murga – Tree Committee chair since 2016. No trees planted in 2020. Discussed City of Bozeman Cost Share Program, \$100/tree with 5 trees allowed per HOA. Need to wait until after July 4 to determine if a tree is dead. Aida is stepping down. Asked for a volunteer to take her place.
 - B. Reserve Projects completed for '20 –'21 Fiscal year
 - Cottonwood berm
 - Maynard Ditch
 - C. Financial Review '20 - '21 – Peak Property Management
 - a. Lee Ann reviewed the current financials. Actual expenses for 2020-2021 YTD compared to the projected budget.

- b. Lee Ann presented the proposed budget for 2021-2022 with option including quarterly HOA dues at \$140, \$145 and \$150.
- c. Greg Stratton asked for a show of hands how many people wanted \$140 10; \$145 7; \$150 22.

VII. New Items

- A. Reserve Projects/Improvements new Fiscal year (2021-2022)– Greg Stratton
 - irrigation system improvement
 - pond – Fish, Wildlife and Parks (FWP) adding bass at no cost: HOA possibly add floating islands
 - finish sidewalks in empty lots on Clifden
 - How are the projects prioritized? Reserve study suggestions such as asphalt and sidewalks
- B. Budget 2021-2022 (fiscal year July 1, 2021, to June 30, 2022)
 - would make more sense financially to apply more legal “heat” to make owners in arrears pay/decrease Accounts Receivable? Greg Stratton and Margot Ogburn agreed not so.
 - It was asked why we should increase dues if it’s not known what the projects will be. The reserve study should be on the website.

VIII. Association Items-Due to the number of members and time constraints, the Board respectfully requests that comments be limited to 2 minutes each.

- Concern about non-owners living in both house and ADU at one property
- Park boundary questions answered by Greg Stratton
- General questions can be sent to HOA@rentbozeman.com
- NW Energy is used where? Sprinkler well pumps, streetlights. Is solar an option? Not really.
- Trees are overgrown in the boulevards. Some are city responsibility, some are HOA.
- Holes in park from tree removal need addressed
- Lisa Baker discussed her idea for a new website. The majority, by a show of hands, was interested in registering their emails for future communications within a new website
- An update of fields in existing website might be sufficient
- Is the budget on the website? No. Request to have the budget on website before meetings
- Possibly invest some of the reserve account, not in the stock market.
- Commercial development at the west end of Alexander – there are 5 pads, no plans. It needs to be mowed.
- Put grates on pipes at ponds.
- Quarterly board meetings are planned.
- Thank you to the old board! Welcome to the new board!

IX. Adjourn

Motion to adjourn made by Greg Stratton. Second by Tad. Meeting adjourned 7:32pm