

VALLEY WEST HOMEOWNERS ASSOCIATION

Board of Directors Meeting
October 23, 2012
American Bank

Directors Present: Greg Stratton, President; Craig Hveem, Vice President, Tad Tsukamoto, Secretary; Margot Barg, Association Counsel; Kevin O'Brien, Katharine Bost, Peak Property Management;

Others in attendance: Abby and Collin Brown, Dan Hurtell, Chris Budeski

- I. Call to order by President at 9:00 a.m.
- II. Establish Quorum – quorum present
- III. Approval of past BOD meeting minutes
Approved June 28, 2012 minutes
Motion made by Tad; Seconded by Craig. Passed unanimously
- IV. Presentation by Abby Brown, 439 Kimball:
 - Discussion of the covenants section regarding Vehicles – recreational and trailers specifically.
 - Ms. Brown is seeking to have Article Xi, Sec 3 amended – a draft of the proposal was provided.
 - Ms. Brown asked for clarification of the enforcement issues for trailer parking.
 - Ms. Brown proposed the implementation of a permit sticker system for current homeowner's trailers.
 - Margot Barg – Association Counsel is to review the proposal and have a response to the Brown's by the end of next week or 11/3/12
- V. Presbyterian Church Plans – presentation by Dan Hurtell and Chris Budeski requesting that 21.57 acres be removed from the PUD by the church.
 - a. HOA concerns regarding the use of land
 - i. it is not zoned for manufactured homes
 - ii. What the assessment would be for a large lot amount (75 lots).
 - iii. Park land has been developed and paid for by the HOA, partial development within lands for church designation.
 - iv. The city needs to put in writing that East side residents sign a waiver to right to SID.

website

- v. Primary concerns: resolution to Cottonwood Road, no residential use on property (if released from PUD)
- vi. Further discussion is needed by the BOD. Tad and Greg are going to follow up with the City of Bozeman.

VI. Update on Association:

- a. Gallatin Valley Land Trust – possible partnership to help maintain parks; Greg & Tad to follow-up regarding feasibility of this option
- b. N.W.E. – street lighting district – current bill approx. \$500 per month. Should city be paying this due to being taxed for lighting? Phase 3E and 3F street. Greg to research
- c. Review situation w/ homeowner (B.F. – regarding parking R.V. in violation of covenants) and discussion of violation letters sent by PPM.

VII. Concrete Replacement Work – Bids from Rocky Mountain Concrete and Greater Gallatin Contractors. Discussion of Greg negotiating a further price discount for the project. Motion to repair concrete in the block between Cascade and Benepe as a priority. Motion made by Tad; Seconded by Craig. Passed unanimously

VIII. Snow Removal Contracts – Margot will review the contracts for renewal and report back to Greg.

IX. Doris Oltman Request – discussion to allow her until next spring (6/15/13) to complete the required landscaping per the covenants. Motion made by Tad, Seconded by Greg. Passed unanimously.

VII. Meeting adjourned at 1:30 p.m.