

VALLEY WEST HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes
June 27, 2013
Petra Academy

Directors Present: Greg Stratton, President; Steve Brown, Vice President, Tad Tsukamoto, Secretary; Molly Reader, Association Counsel; Monica O'Brien, Lee Ann Matzinger, Peak Property Management

- I. Call to order by President at 12:12 p.m.
- II. Establish Quorum – quorum present
- III. Approval of prior BOD meeting minutes (dated June 13, 2013)
Motion made by Steve; Seconded by Tad. Passed unanimously

June 13, 2013 Minutes approved

- IV. Election of 2013-2014 Board of Directors

PRESIDENT: Greg Stratton

VICE PRESIDENT: Steve Brown

SECRETARY: Tad Tsukamoto

TREASURER: Monica O'Brien (for purposes related to association checking account)

Motions made by Steve to keep all officer positions the same; Seconded by Tad. Passed unanimously

- V. Discussion of annual meeting and actions to be taken
 - Discussion of inviting 3 homeowners to the board as Members at Large to serve as an advisory committee; Jim Fiedler, David Wieggl, Abby Brown (Peak to contact)
 - Discussion of HOA website-need to move website up as a priority
 - Discussion of reserve study-need to make this a priority
 - Discussion of amending covenants to mandate a 12" height limit for weeds on vacant lots-homeowner will receive one notice of violation from Peak, if not taken care of will cost homeowner \$350 for HOA to have it done
 - Discussion of sidewalk/landscaping bids- discussed bids/work to be done
 - bid from Greater Gallatin Contractors to do sidewalk repair and landscaping for approximately \$15,000

Motion made by Tad to accept the bid. Seconded by Steve. Passed unanimously (Greg to contact Greater Gallatin to move forward)

 - Discussion of prioritizing Action Item List – agreed to hold a Special Board meeting in coming weeks to specifically address this
 - Discussion of moving next annual meeting to 4:00 PM

website

Approved at BoD meeting 7.10.13

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- VI. 2013-14 Budget
Steve motioned to approve the 2013-14 budget. Seconded by Tad. Passed unanimously.
- VII. Steve motioned to adjourn meeting. Seconded by Tad. Meeting adjourned at 12:32 PM.