

Approved at Bod meeting 10.9.13

VALLEY WEST HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes  
July 10, 2013  
Wittich Law Firm

Directors Present: Greg Stratton, President; Steve Brown, Vice President, Tad Tsukamoto, Secretary

Others Present: Monica O'Brien, Lee Ann Matzinger, Katharine Bost - all from Peak Property Management

- I. Call to order by President at 11:17 am
- II. Establish Quorum – quorum present
- III. Approval of prior BOD meeting minutes (dated June 27, 2013)  
Minutes amended to say “bid from Greater Gallatin Contractors to do sidewalk repair and landscaping for approximately \$15,000”  
Motion made by Steve to approve amended minutes; Seconded by Tad. Passed unanimously

June 27, 2013 Minutes approved

- IV. Status of follow-up issues from annual meeting
  - City has mowed grass at Cottonwood Road that was impeding sight-line
  - Dave Kumlein is checking with FWP regarding stocking fish
  - Greg has voicemail in to NPK regarding tree guards
  - Peak contacted Abby Brown, Jim Feidler and David Weiggel to attend quarterly Board of Director meetings. Abby & David-yes, Jim-no
  - Abby Brown has also formed a separate homeowner committee. Steve proposed to have committee deliver report to board at least one week before quarterly board meeting and have one member of the HO committee attend board meetings
  - Tree vouchers for Betsy 54 have been obtained
  - Letters to all vacant lot owners regarding mowing has been mailed
  - Letters regarding the specific violations brought up at the annual meeting have been mailed

- V. Discussion and prioritization of action item list from annual meeting:

- #1: Website -Monica will work with company to get this set up and running, tentative website address to be valleywesthoa.org
- #2-Myers Park lighting, 20 lights & rope light on pavilion
- #3-Pet waste stations, Peak will order 5 stations to keep in stock & only order trash cans as necessary
- #4-Gravel on trails and widen path around volleyball court
- #5-1 picnic table for pavilion

website

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- #6-Remaining \$2250 will be used to start staining of bridges
- Work for sidewalk/landscape repair from GGC should be started at any time

VI. Other items from annual meeting

- Roundabouts-cannot place anything to prevent people driving over them, however Greg will call city to replace reflectors. Also, NPK cleans out every spring
- Sidewalk repair map- will consider adding to website for next years focus
- Reserve study-by the next board meeting Peak will provide a list of companies from which to get bids
- What is an improved lot? Need to define and provide written definition to homeowners
- Covenant revisions
  - Tad will start with ARC covenant revisions; simplify design review process? Greg and Tad will go to the city regarding changes in city approval procedure that no longer require a stamp of approval from the VW ARC
  - Enforcement policy- Molly Reader will review/draft policy for enforcement to clarify and share with homeowners
  - Parking revision-remove "Such vehicle shall not be visible from the street in front of the house," from language regarding RV, boat, etc. parking
  - Grass height-city code is 12" so no need to make any revisions regarding grass height

VII. Tad motioned to adjourn meeting. Seconded by Steve. Meeting adjourned at 12:45 PM.