

VALLEY WEST HOMEOWNERS ASSOCIATION  
Board of Directors Meeting Minutes  
April 23, 2014  
Wittich Law Firm

Directors Present: Greg Stratton, President; Steve Brown (via phone), Vice President, Tad Tsukamoto, Secretary

Others Present: Margot Ogburn, HOA Counsel, Monica O'Brien, Kevin O'Brien & Lee Ann Matzinger-from Peak Property Management, Jeff Marker representing the HOA Committee

- I. Call to order by President at 10:05 AM
- II. Establish Quorum – quorum present
- III. Approval of prior BOD meeting minutes (dated January 29, 2014)  
Motion made by Steve to approve minutes; Seconded by Tad. Passed unanimously  
January 29, 2014 minutes approved
- IV. HOA Committee improvement suggestions
  - Trail widening near volleyball court-still in budget for 2013-14
  - Landscape draining ditch along Kimball-will work this into 2014-15 budget
  - Tree planting-will be in budget for 2014-15
  - Install landscaping on Durston-this has already been done
  - Complete trail between Brendan & Durston
  - Complete trail east of Petra
- V. HOA Committee social activity suggestions
  - Neighborhood garage sale
  - Community picnic in park
  - Winter festival in park w/ice skating, skiing, etc
  - Symphony/Shakespeare in the park-this has been done in the past and is quite expensive
  - Earth Day Community Clean-Up will take place on April 26 9-12

Board agrees that garage sale, picnic in park and winter festival can be done, Jeff is going to go back to HOA Committee to get volunteers to plan these events

- VI. RESERVE STUDY
  - Briefly reviewed items noted in reserve study and the financial plan to meet the estimated needs of the reserve account
  - Several items included in the reserve estimates are already built into the regular annual budget for the association-Monica will try to pull out those areas where there is overlap (sidewalks, irrigation, etc.) to get a more accurate idea of how much money will need to be contributed per year to the reserve account

- VW dues will need to be raised over the years to reach desired reserve amounts, BoD can raise dues by 15% per year without homeowner approval-BoD would prefer to do incremental raises of the dues as opposed to one large raise
- Irrigation system has had breaks in the main for the past 2 years-Greg will obtain and estimate from GGC to add soft-start motors to the pumps

V. EXECUTIVE SESSION

- Time started 11:05 AM
- Time ended 11:53 AM

VI. Tad motioned to adjourn the meeting, Steve seconded, meeting adjourned at 11:55 AM