

VALLEY WEST HOMEOWNERS ASSOCIATION  
Board of Directors Meeting Minutes  
November 12, 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 & Lee Ann Matzinger-from Peak Property Management

- I. Call to order by President at 2:10 PM
- II. Establish Quorum – quorum present
- III. Approval of prior BOD meeting minutes (dated July 1, 2014)  
**Motion made by Tad to approve minutes; Seconded by Greg. Passed unanimously July 1, 2014 minutes approved**
- IV. Design review approval process  
Homes are being built without securing design review approval-HOA needs a consistent policy to address this issue  
Proposal to institute an automatic minimum fine of \$3000 for any builder who starts construction without design approval; 2<sup>nd</sup> and each additional offense will be a minimum automatic fine of \$5000-fine will not be on a “per lot” basis, it will be on a “per builder” basis  
**Tad motion to adopt the rule and regulation regarding beginning construction subject to revisions discussed in 11-12-14 BoD meeting; Seconded by Greg. Passed Unanimously**  
Motion will be effective 30 days after filing with Gallatin County Clerk & Recorder
- V. Action items from annual meeting  
Alternate annual meeting times-2015 meeting will be scheduled for later in the day  
More dog stations needed-Peak has 4 available  
At large dogs-residents need to call Animal Control directly  
Clifden trail snow plowing-will be done in 2014-2015 for Meadowlark students  
Weeds along trail-being taken care of as necessary  
Speed signs-HOA cannot approve signs re: speeding; city must approve  
Fruit bearing trees-will be used as replacements in open spaces  
Community Garden-more under Capital Improvements
- VI. Capital Improvements  
Community garden-area north of Brenden has space for community garden plots; members of the HOA Committee have already built plots; Greg will confer with Greater Gallatin regarding the cost to bring irrigation to the area and build the trail north of Brenden and through the garden area; Greg will bring figures to spring BoD meeting for further discussion

HOA residents would pay a fee to the HOA to rent their plot on an annual basis in perpetuity  
2014 capital improvements; trail west of playground & Kimball drainage ditch are completed

VII. Financials

Sprinkler repairs and park maintenance over budget due to longer mowing season  
Other items within budget

VIII. Other association items

Garbage cans at dog waste stations need to be emptied during winter; Peak maintenance will arrange for service every other week to empty cans  
Christmas lights in park-HOA Committee provided bid of \$4700; this is not in the current budget; will put on the agenda for 2015 and possibly try to get volunteers to do this project as it is costly to have a company do it

IX. Motion by Tad to adjourn the meeting, seconded by Steve, meeting adjourned at 3:18 PM