

VALLEY WEST HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes
January 29, 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 10:11 AM
- II. Establish Quorum – quorum present
- III. Approval of prior BOD meeting minutes (dated November 21, 2013)
Motion made by Steve to approve minutes; Seconded by Tad. Passed unanimously
November 21, 2013 minutes approved
- IV. HOA Committee questions
 - Vacant lots must be mowed to less than 12” no later than July 4 and weeds shall not be taller than 12” at any time after July 4-winter
 - Procedure for trails to be built-the BoD prepares a budget for capital improvements every year, homeowners need to request improvements prior to budget prep and projects will be approved in order of priority-Peak will contact HOA Committee to gather list of improvements as well as suggestions for quarterly HOA social activities
 - The annual meeting for the Valley West HOA is held at the end of June and all homeowners are encouraged to attend
 - Full names of the Board of Directors for Valley West are now listed on the VW HOA website
 - Homeowners can view copies of approved board meeting minutes on the VW HOA website
 - HOA is going to pay for de-icing in the areas of the alleyways where it is needed
- V. Action items
 - Elements Design has been doing snow removal on the trail through Meyers Park from Cascade to Durston for the Meadowlark students
 - Reserve study results are in and will be discussed at the next BoD meeting
 - The lighting project has been completed in Meyers Park
 - New well has been dug by Greater Gallatin Contractors
- V. EXECUTIVE SESSION
 - Time started 10:20 AM
 - Time ended 10:52 AM
- VI. Tad motioned to adjourn the meeting, Steve seconded, meeting adjourned at 10:55 AM